CITY OF CAMPBELL
Community Development Department

January 17, 2019

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **January 28, 2020,** in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Susan Chen for a Site and Architectural Review Permit (PLN2019-77) to allow the construction of a new approximately 3,103 square-foot two-story single-family residence on property located at **1147 S San Tomas Aquino Road**. Staff is recommending that this item be deemed Categorically Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (http://www.cityofcampbell.com/501/Public-Notices) under 'Planning Commission'.

Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the City Clerk's Office at 70 N. First Street, Campbell, CA 95008, (408) 866-2117 or ClerksOffice@campbellca.gov at least on week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **1147 S San Tomas Aquino Road**

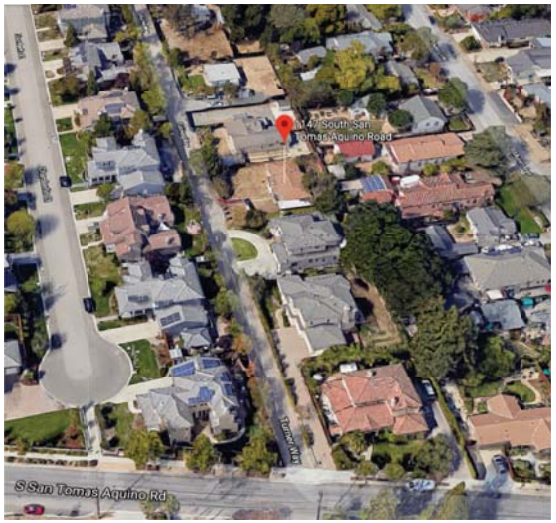
1147 S. San Tomas Aquino Rd

376 0 188 376 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

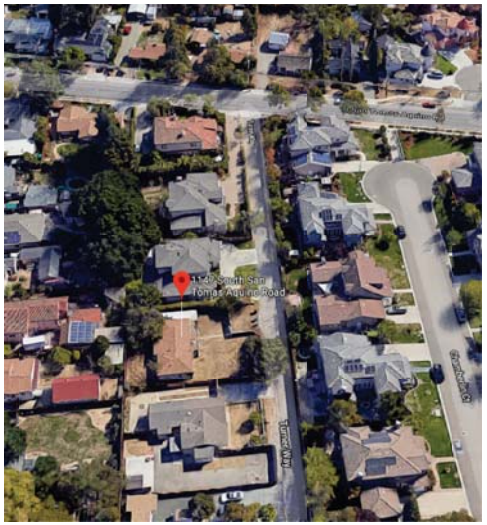
Scale 1: 2,257

This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.



WONG RESIDENCE

1147 SOUTH SAN TOMAS
AQUINO ROAD, CAMPBELL
CA 95008



PROJECT INFORMATION

VICINITY MAP

GENERAL INFORMATION

PROPERTY ADDRESS:	1147 SOUTH SAN TOMAS AQUINO RD., CAMPBELL, CA 95008
A.P.N.:	403-15-003
DESCRIPTION OF WORK:	NEW 2-STORY SINGLE-FAMILY HOUSE WITH ATTACHED GARAGE
LAND USE:	RESIDENTIAL (0-4.4 DUAC)
ZONING / AREA PLAN:	R1-9 / STANF
OCCUPANCY GROUP:	R-3
GARAGE OCCUPANCY GROUP:	U
TYPE OF CONSTRUCTION:	TYPE V-B
STORIES:	2-STORY
AVERAGE SLOPE:	FLAT
LOT SIZE:	8,000 SQ. FT. ⚠1

SETBACK INFORMATION

SETBACK:	MINIMUM REQUIRED: 1ST FLOOR/2ND FLOOR		PROPOSED: 1ST FLOOR/2ND FLOOR	
FRONT	20'-0"	20'-0"	20'-0"	28'-4"
LEFT SIDE	10'-0"	10'-0"	12'-3"	19'-4"
RIGHT SIDE	10'-0"	10'-0"	10'-5"	17'-3"
REAR. 1	10'-0"	10'-0"	31'-4"	38'-3"
MAXIMUM HEIGHT		28'-0"		26'-7"

PROJECT DATA

FLOOR CALCULATION

EXISTING BUILDING AREA	1,367	SQ. FT.
PROPOSED 1ST FLOOR LIVING AREA	1,541	SQ. FT.
PROPOSED 2ND FLOOR LIVING AREA	1,112	SQ. FT.
TOTAL LIVING AREA	2,673	SQ. FT.
GARAGE	430	SQ. FT.
FRONT COVERED PORCH	55	SQ. FT.
REAR PATIO	122	SQ. FT.
BUILDING LOT COVERAGE 27.%	2,168	SQ. FT.
MAXIMUM LOT COVERAGE 35%	2,800	SQ. FT.
TOTAL SQUARE FOOTAGE	3,103	SQ. FT.
PROPOSED FAR 38.8%	3,103	SQ. FT.
MAXIMUM F.A.R. 45%	3,600	SQ. FT.

IMPERVIOUS SURFACES:
FOOTPRINT OF HOUSE
1ST FLOOR LIVING AREA + GARAGE:
1,541 S.F. + 430 S.F. =

	1,991	SQ. FT.
DRIVEWAY + WALKWAYS:	1,323	SQ. FT.
ENTRY PORCH:	55	SQ. FT.
REAR PATIO:	122	SQ. FT.
TOTAL:	3,491	SQ. FT.

PERVIOUS SURFACES:

FRONT YARD LANDSCAPE:	1,064.7	SQ. FT.
BACK YARD + SIDE YARDS:	3,428.3	SQ. FT.
TOTAL:	4,493	SQ. FT.

SHEET INDEX

MISCELLANEOUS NOTES

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA RESIDENTIAL CODE (CRC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA ENERGY CODE (CENC)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC) AND THE CITY OF CAMPBELL ORDINANCES

ADDITIONAL NOTES

1- ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION. THE BUILDING OWNER, PROJECT DESIGNER AND/OR CONTRACTOR MUST SUBMIT A REVISION TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED ON THE JOB COPY OF THE PLANS PRIOR TO PERFORMING THE WORK.

2- THE ROOF WILL COMPLY WITH COOL ROOF REQUIREMENTS OF THE 2016 C.E.C. 2016 110.8

3- FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.

4- INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT ROUGH INSPECTION. (2016 CMC 303.1 AND 2016 CPC 310.4)

5- PROPERTY LINE SURVEY WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.

6- BUILDING HEIGHT VERIFICATION WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FRAMING INSPECTION.

7- COMPLETED CF2R-LTG-01-E FORM MUST BE PROVIDED TO THE CITY BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

8- THE BUILDING MUST PROVIDE THE HOMEOWNER WITH A LUMINAIRES SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS PART 1 10-103(B) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES.

PUBLIC WORKS NOTES

1. WATER METER MAY BE UPGRADED / UPSIZED TO 1" RADIO READ PER CITY'S APPROVAL FIRE SPRINKLER SYSTEM DESIGN PLAN
2. NEW SEWER CLEANOUT PER CITY'S STANDARD DETAIL 15A PER AVAILABLE CITY'S UTILITY BLOCK MAP. PLEASE FIELD VERIFY THE EXISTING SEWER BEFORE INSTALLATION.
3. REMOVE THE EXISTING DRIVEWAY APPROACH AND RECONSTRUCT A NEW DRIVEWAY APPROACH PER CURRENT CITY'S STANDARD REQUIREMENTS AND NOT COMPLY WITH ADA REQUIREMENTS.
4. CITY STREET TREE IN PARK-STRIP

FIRE DEPARTMENT NOTES

1) THIS PROJECT SHALL COMPLY WITH CALIFORNIA FIRE CODE (CFC), 2016 CITY OF CAMPBELL MUNICIPAL CODE (CMC) & CALIFORNIA CODE OF REGULATIONS (CCR).
2) ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7. PER CFC CHP.33
3) POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. PER 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.
4) APPROVED BUILDING NUMBERS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. PER CFC SEC. 505.1.

FIRE SPRINKLER NOTES

1) AN AUTOMATED RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN THE (N) SINGLE FAMILY DWELLING UNITS PER CRC R313.2

2) FIRE SPRINKLER SYSTEM TO BE APPLIED UNDER A SEPARATE PERMIT. THE PERMIT IS DEFERRED TO THE CONTRACTOR

CALGREEN NOTES

A. DIVERT A MINIMUM OF 65% OF THE CONSTRUCTION & DEMOLITION WASTE FOR RECYCLE OR REUSE PER CGBSC 4.408.1

B. PLEASE PROVIDE A COPY OF THE OPERATION AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1 THROUGH 10 IN SECTION 4.410.1

C. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED 94.304.1

D. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2 HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.

E. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALL AGAINST THE PASSAGE OF RODENTS 94.406.1

F. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION 4.504.1

G. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLAINT WITH VOC AND OTHER TOXIC COMPOUNDS DURING CONSTRUCTION 4.504.2.1

H. PAINT, STAIN AND OTHER COATING SHALL BE COMPLIANT WITH VOC LIMITS 4.504.2.2

I. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS 4.504.2.3. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANCE

J. CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS 4.504.3.

K. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS PER SECTIONS 4.504.4

L. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEM SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS 4.504.5

M. INSTALL CAPILLARY BREAK AND VAPOR RETARDED AT SLAB ON GRADE FOUNDATION 4.505.2

N. CHECK MOISTER CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE 4.505.3

O. PROJECT MODELED WITH COMPLIANCE WITH COOL ROOF AND PIPE INSULATIONS - ALL LINES.

P. HERS VERIFICATION REQUIRED FOR THE BUILDING ENVELOPE, HVAC COOLING, HVAC -DISTRIBUTION SYSTEMS, HVAC FAN SYSTEMS AND IAQ (INDOOR AIR QUALITY). PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

Q. EXHAUST FANS IN BATHROOMS WILL BE ENERGY STAR COMPLIANT, TERMINATE OUTSIDE THE BUILDING, AND WILL BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO 80 PERCENT PER CGBSC 4.506.1

GENERAL NOTES

1. WORKING HOURS: NO WORK SHALL COMMENCE ON THE JOB SITE PRIOR TO 7:00 A.M. NOR CONTINUE LATER THAN 7:00 P.M., MONDAY THROUGH FRIDAY, 9:00 A.M. NOR CONTINUE LATER THAN 6:00 P.M. SATURDY AND 10:00 A.M. - 6:00 PM ON SUNDAY AND HOLIDAYS.
2. GENERAL CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATION, TRENCHING, OR GRADING OF ANY KIND. GENERAL CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES WHEN REROUTING ELECTRICAL, TELEPHONE, CABLE TV, GAS, WATER, SANITARY SEWER SERVICES, OR ANY OTHER UTILITY. G. C. SHALL MAINTAIN ALL ELECTRICAL AND COMMUNICATION SYSTEMS IN HOUSE AT ALL TIMES.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND REGULATIONS. G. C. SHALL BECOME FAMILIAR WITH ALL CITY OF CAMPBELL ASPECTS OF WORKING. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND EXECUTION OF THE WORK SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS AND IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND PROCEDURES.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL FACETS OF HIS WORK AND ALL TRADES INVOLVED TO AVOID CONFLICT IN THE LOCATION, INSTALLATION, AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS. IF ANY WORK IS TO BE INSTALLED BY THE OWNER DIRECTLY, ALLOWANCES FOR THE OWNER'S WORK MUST BE MADE. COORDINATE WITH ARCHITECT / OWNER.
5. GENERAL CONTRACTOR SHALL LEAVE THE JOB SITE "BROOM CLEAN" AT THE END OF EACH WORKING DAY. ALL MATERIALS SHALL BE STORED IN A NEAT AND SAFE PLACE TO AVOID ACCIDENTS, FOR CONSTRUCTION AND FOR THE OWNER.
6. IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS, CONSULT THE ARCHITECT BEFORE PROCEEDING.
7. NO DIMENSIONS SHALL BE TAKEN BY SCALING FROM THE DRAWINGS. DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS OR FLOOR PLANS. IF DIMENSIONS MUST BE CLARIFIED, CONSULT THE ARCHITECT. REFER TO THE COVER SHEET FOR DIMENSIONING STANDARDS.
8. VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR MANUFACTURING.
9. GENERAL CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL DRAWINGS BEFORE FRAMING. COORDINATE RECESSED LIGHT FIXTURE LOCATIONS, SHAFTS, AND HVAC DUCTWORK PRIOR TO FRAMING. IT IS IMPERATIVE THAT FRAMING MEMBER LOCATIONS DO NOT CONFLICT WITH LOCATIONS OF RECESSED LIGHT FIXTURES. IF CONFLICT EXISTS, NOTIFY ARCHITECT.
10. GENERAL CONTRACTOR SHALL INSTALL ALL APPLIANCES SPECIFIED AND ALL NEW EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS. ALL GUARANTEES, INSTRUCTION BOOKLETS, AND INFORMATION REGARDING NEW EQUIPMENT SHALL BE HANDED DIRECTLY TO THE OWNER IN ONE MANILA ENVELOPE AT THE TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL VERIFY THAT EVERY PIECE OF EQUIPMENT AND EVERY APPLIANCE IS IN PERFECT WORKING ORDER AND THAT INFORMATION ABOUT ALL WARRANTIES AND GUARANTEES IS MADE KNOWN TO THE OWNER.
11. THE INSTALLER OF EACH MAJOR UNIT OF WORK IS REQUIRED TO INSPECT THE SUBSTRATE AND CONDITIONS TO RECEIVE WORK AND SHALL REPORT ALL UNSATISFACTORY CONDITIONS TO THE GENERAL CONTRACTOR AND NOT PROCEED UNTIL SATISFACTORY CONDITIONS ARE ATTAINED.
12. FOR MOUNTING HEIGHTS NOT CLEARLY OUTLINED IN THE PLANS OR SCHEDULES, COORDINATE WITH THE ARCHITECT. ARCHITECT SHALL CONFIRM ALL ELECTRICAL DEVICE AND LIGHT FIXTURE LOCATIONS BEFORE CONTRACTOR PULLS WIRE.
13. PROVIDE SOLID BLOCKING AS NECESSARY FOR WALL MOUNTED SHELVES, FIXTURES, AND FITTINGS, EVEN WHEN WORK IS TO BE DONE BY OWNER DIRECTLY. REVIEW SCOPE OF WORK AND LOCATIONS FROM INTERIOR ELEVATIONS AND COORDINATE WITH OWNER/ARCHITECT.
14. ALL FASTENING DEVICES TO BE CONCEALED, UNLESS OTHERWISE SHOWN.
15. WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS.
16. CAULK OR OTHERWISE SEAL AROUND ALL OPENINGS TO LIMIT INFILTRATION, INCLUDING BUT NOT LIMITED TO: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS.
17. GENERAL CONTRACTOR SHALL VERIFY THAT ALL WORK ON THE EXTERIOR OF THE PROJECT IS WATERTIGHT. ALL JOINTS EXPOSED TO THE ELEMENTS SHALL BE TESTED FOR WATER TIGHTNESS PRIOR TO SUBSTANTIAL COMPLETION.

WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL CA 95008

SV Design Group
20370 TOWN CENTER LN SUITE 139
CUPERTINO, CA 95014
408.865.0577

LICENSED ARCHITECT
REINHARD ORDER
NO. C-28156
REN. 5/31/20
STATE OF CALIFORNIA

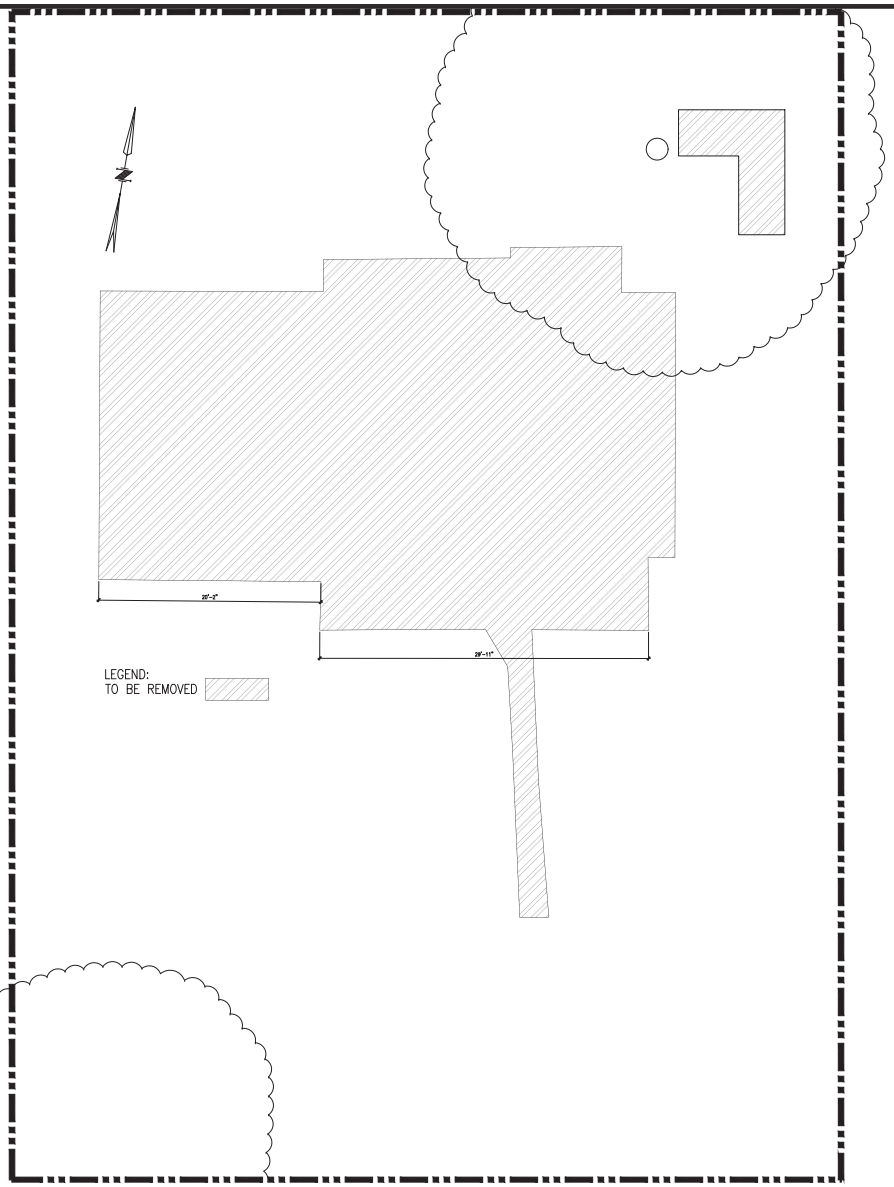
WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

PLAN SUBMITTAL	03.2019
1ST PLAN CHECK	05.2019 ⚠1
2ND PLAN CHECK	09.2019 ⚠2
THIRD PLAN CHECK	11.2019 ⚠3

PROJECT NO. 1808 DATE 10.01.18
DRAFTED BY: REY MAPALO

COVERSHEET
PROJECT INFORMATION
SHEET INDEX
NOTES

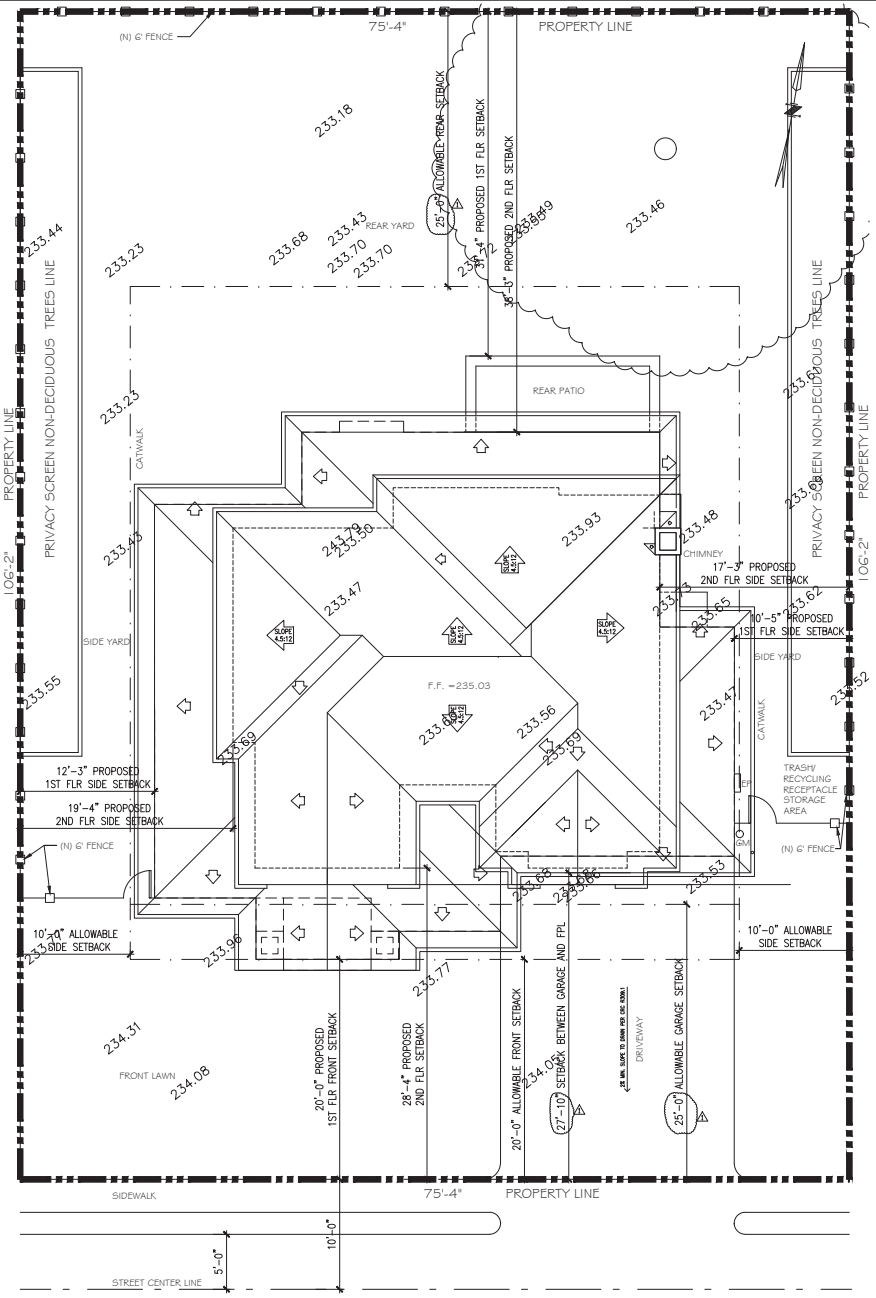
A-0.0



1-0 EXISTING / DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

1. DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. GENERAL CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION AND REMOVAL WITH NOTES AND DIMENSIONS INDICATING THE EXTENT AND NATURE OF NEW CONSTRUCTION SHOWN ELSWHERE IN THESE DOCUMENTS.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO REMOVAL OF ANY EXISTING SUPPORT STRUCTURES.
3. CAP-OFF PLUMBING, GAS AND ELECTRICAL LINES AS REQUIRED.



1-1 SIMPLE SITE PLAN
SCALE: 3/16" = 1'-0"

WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL CA 95008

SU Design Group
20370 TOWN CENTER LN
SUITE 139
CUPERTINO, CA 95014
408.865.0577

LICENSED ARCHITECT
EDWARD SUH
NO. C-28134
REN. 5/31/19
STATE OF CALIFORNIA

WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

PLAN SUBMITTAL	03.2019
1ST PLAN CHECK	05.2019
2ND PLAN CHECK	09.2019
THIRD PLAN CHECK	11.2019

PROJECT NO. 1808 DATE 10.01.18
DRAFTED BY: REY MAPALO

EXISTING/DEMOLITION PLAN
SIMPLE SITE PLAN

A-1.0

SHEET NOTES:

E: EGRESS WINDOW – WINDOW OPENINGS IN BEDROOMS ARE TO BE A MAX. OF 44" ABOVE FINISHED FLOOR FOR EMERGENCY EGRESS.
E: DWELLING UNIT EGRESS DOOR.
T: TEMPERED GLASS
F: FIXED WINDOW

1) ALL DIMENSIONS ARE TAKEN FROM STUDS TO STUDS. 2) EXTERIOR WINDOW AND DOOR TO BE CENTERED TO THE WALL, UNLESS OTHERWISE NOTED, TYP.
3) SHOWER AND TUB/SHOWER COMBINATION IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
4) THE MAXIMUM HOT WATER TEMP DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEG F.
5) RAISED PLATFORM SHOULD BE 18" ABOVE FLOOR, THAT THE GAS WATER HEATER WILL HAVE TWO SEISMIC STRAPS AND PRESSURE RELIEF VALVE WILL BE TERMINATE AT THE EXTERIOR OF THE HOUSE.
6) 30"X24" MIN. FLOOR ACCESS.
7) PROVIDE 1-HOUR FIRE RATED DOOR OR SELF-CLOSING, SELF-LATCHING, TIGHT FITTING, SOLID WOOD 1-3/8" THICK DOOR.
8) TEMP. GLASS DOOR AND ENCLOSURE, TYP. WALL COVERING SHALL BE TILE WITH CEMENT BED 72" MIN. ABOVE DRAIN AT SHOWER OR TUB WITH SHOWER. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT. TYP.
9) WALLS AND CEILING IN GARAGE SEPARATING AND SUPPORTING LIVING AREA SHALL BE COVERED WITH 5/8"TYPE "X" GYPSUM BD.
10) KITCHEN HOOD: PROVIDE A BACK-DRAFT DAMPER, HOOD SHALL BE INSTALLED DIRECTLY OVER THE COOK TOP, BE AS WIDE AS THE STOVE AND CENTERED OVER STOVE, 30" MIN. CLEARANCE FROM THE COOKING SURFACE, AND MUST BE SEPARATED BY 1/4" MIN. GAR FROM THE COMBUSTIBLES OR METAL CABINET. FURNACE AT ABOVE CEILING.
KITCHEN EXHAUST FAN REQUIRED CFM AND DUCT SIZE SHOULD COMPLY WITH CA ENERGY CODE SECTION 150(O) AND ASHRAE 62.2.
11) PROPOSED ELECTRICAL FUSEBOX LOCATION, CONTRACTOR TO VERIFY SPECIFIC MODEL WITH OWNER.
12) PROPOSED HOME NETWORK PANEL LOCATION, CONTRACTOR TO VERIFY SPECIFIC MODEL WITH OWNER.
13) MARBLE HEARTH, MAJESTIC GAS FIREPLACE & FLUE SYSTEM W/ REMOTE CONTROL. THERMAL VENT DAMPER, U.L. LISTING # MH6018.® DINING ROOM.
14) CEILING ACCESS W/ 20' MAX. OF ATTIC FURNACE
15) DRYER VENT THROUGH UNDERFLOOR TO EXTERIOR, MIN 4" DIA., BACKDRAFT DAMPER AT TERMINATION. NO MORE THAN 2 ELBOWS.
16) AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MIN. CLEAR WIDTH OF 32" WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES. THE MIN. CLEAR HEIGHT OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MIN. DIMENSIONS. INDICATE ON THE PLAN THE DESIGNED EGRESS DOORS AND INDICATE THIS DOOR SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
17) PENETRATIONS THROUGH FIRE-RATED RESISTANT WALL OR FLOOR/CEILING ASSEMBLIES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R302.4
18) OR FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS, AIR-BORNE & IMPACT SOUND INSULATION SHALL BE PROVIDED. (CRC APPENDIX K AK101.1)
A. AIR-BORNE SOUND INSULATION FOR FLOOR-CEILING ASSEMBLIES SHALL MEET A SOUND TRANSMISSION CLASS (STC) RATING OF 45 WHEN TESTING IN ACCORDANCE WITH ASTM E90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES. RECESSED CABINETS; BATHTUBS; SOFFITS; OR HEATING, VENTILATING, OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATING. FLOOR-CEILING ASSEMBLY THAT COMPLIES.
B. IMPACT SOUND INSULATION FOR FLOOR-CEILING ASSEMBLIES SHALL HAVE AN IMPACT INSULATION CLASS (IIC) RATING OF NOT LESS THAN 45 WHEN TESTED IN ACCORDANCE WITH ASTM E 492.
19) VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH.
VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS (2016 CRC R 327.6.2):
* THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16TH INCH AND SHALL NOT EXCEED 1/8TH INCH.
* THE MATERIALS USED SHALL BE NONCOMBUSTIBLE.
* THE MATERIALS USED SHALL BE CORROSION RESISTANT.
20) VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE IN ACCORDANCE WITH SECTION 1203 OF THE CBC AND SECTIONS R327.6.1 THROUGH R327.6.3 OF THE 2010 CRC TO RESIST BUILDING IGNITION FROM THE INSTRUCTION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.
21) THE TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN SHALL SLOPE 1/4" PER FOOT TO THE EXTERIOR AND TURN DOWN BETWEEN 6" AND 24" ABOVE FINISHED GRADE. FOOT TO THE EXTERIOR AND TURN DOWN BETWEEN 6" AND 24" ABOVE FINISHED GRADE.
22) THE ENCLOSED ACCESSIBLE SPACE UNDER THE STAIRS SHALL BE PROTECTED WITH 1/2" GYP. BD. ON THE ENCLOSED SIDE OF THE WALLS. UNDER-STAIR SURFACE AND SOFFITS. BD. ON THE ENCLOSED SIDE OF THE WALLS. UNDER-STAIR SURFACE AND SOFFITS.
23) IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE. PER CRC R302.11.
24) CONTRACTOR IS NOT TO WASH THE WINDOWS OR REMOVE LABELS PRIOR TO INSPECTION AND VERIFICATION OF U AND SHGC PROPERTIES.
25) AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST AN INSULATION CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER IN A CONSPICUOUS LOCATION IN THE BUILDING STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24 PART 2 CHAPTER 2-53 OF THE CALIFORNIA ADMINISTRATIVE CODE.
26) PROVIDE EMERGENCY EGRESS WINDOW AT EACH SLEEPING ROOM. SPECIFY THAT THE ESCAPE OPENING HAS A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (GRADE-FLOOR OPENING SHALL BE MIN. 5 SQ. FT.); MIN. NET CLEAR OPENING HEIGHT OF 24"; AND MIN. NET CLEAR OPENING WIDTH OF 20". FURTHER, SPECIFY THAT SUCH WINDOWS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" ABOVE THE FLOOR AND OPEN DIRECTLY TO STREET, PUBLIC ALLEY, YARD OR COURT THAT OPENS TO A PUBLIC WAY. [R310]

ATTIC ACCESS NOTE:

CRC R807.1 ATTIC ACCESS LOCATIONS TO ANY LOWER ROOF ATTIC SPACES THAT EXCEED 30 SQ. FT. & HAVE A VERTICAL HT. OF 30" OR GREATER. ROUGH-FRAMED OPENINGS SHALL NOT BE LESS THAN 22"x30"

THRESHOLD NOTE:

2016 CBC. THRESHOLDS FOR DOORWAYS TO HAVE 1/2" MAX, & 3/4" FOR SLIDING DOORS. THRESHOLDS GREATER THAN 1/4" REQUIRE BEVELING AT A 50% SLOPE. WHERE ALLOWED, DOOR THRESHOLDS COMBINED WITH RISERS ARE TO HAVE A COMBINED MAX HT. OF 7-3/4"

NFVA PROVIDED

TOTAL = 10.5 SQ. FT. > 10.3 SQ. FT.

CRAWLSPACE VENTILATION NOTES:

1. REQ. VENT AREA FOR ENTIRE HOUSE: 1,551.6/150 = 10.3 SQ. FT.
VENT PROVIDED: (15) 14" X 6" = 15 X .70 = 10.5 SQ. FT.

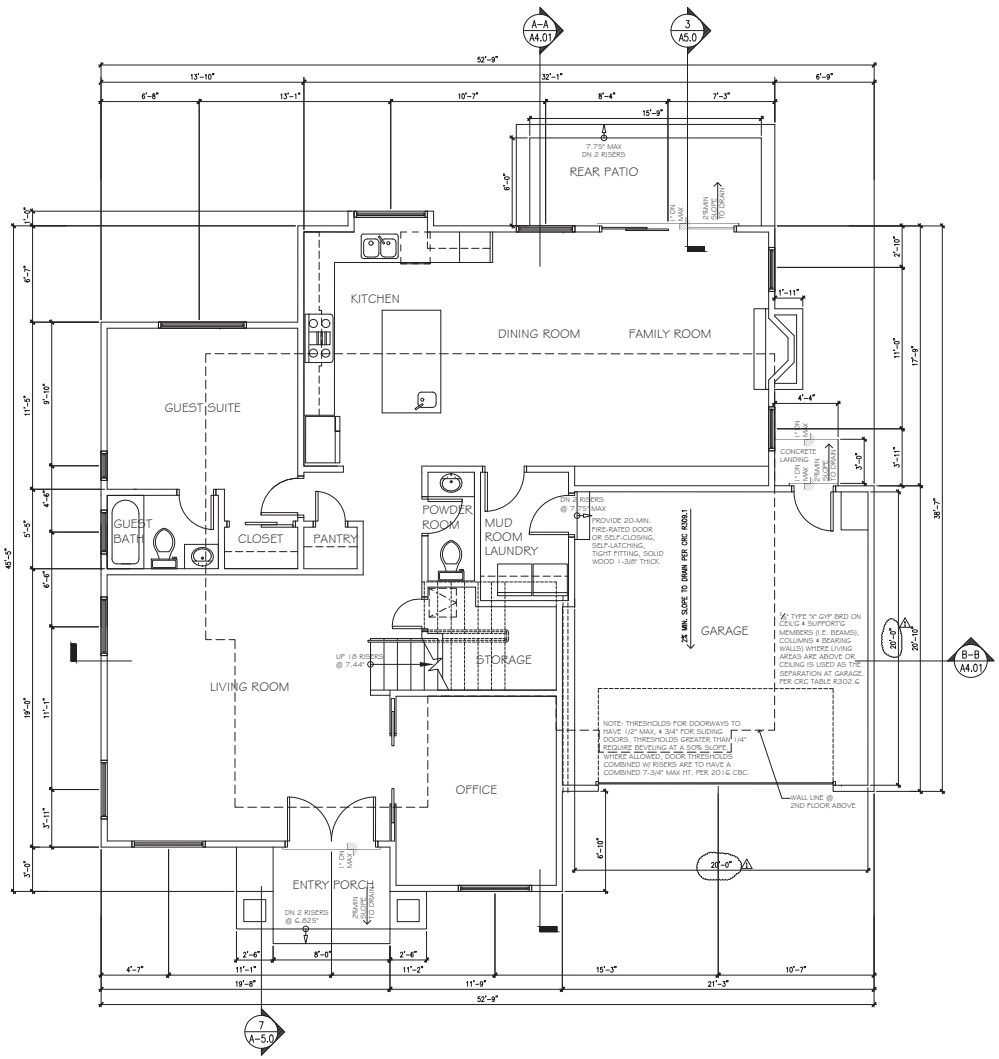
PROVIDE TOTAL: 10 FOUNDATION VENTS

COVER VENTS WITH 1/4" CORROSION RESISTANT WIRE MESH.

NO VENTS OCCUR AT THE SHEARWALL LOCATIONS

CRAWLSPACE VENTILATION CALCULATIONS:

SPACE	VENTED AREA	NFVA REQD.	
CRAWLSPACE	1,551.6 SQ.FT.	1,551.6 / 150 = 10.3 SQ. FT.	(10) 14"X6" FOUNDATION VENT= 15X.70 = 10.5 SQ. FT.



2-0 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL CA 95008

SU Design Group
20370 TOWN CENTER LN
SUITE 139
CUPERTINO, CA 95014
408.865.0577

LICENSED ARCHITECT SUSANNAH GREEN NO. C-28826 REN. 5/31/19 STATE OF CALIFORNIA

WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

PLAN SUBMITTAL	03.2019
1ST PLAN CHECK	05.2019
2ND PLAN CHECK	09.2019
THIRD PLAN CHECK	11.2019

PROJECT NO. 1808 DATE 10.01.18
DRAFTED BY: REY MAPALO

FIRST FLOOR PLAN

A-2.0

ROOF PLAN NOTES:

1) 2" DIA. EAVE VENT HOLES AT EA. BLOCK, TYP. COVERED W/ CORROSION RESISTANT METAL MESH OPENING OF 1/4".

2) DISCHARGE POINT FOR EXHAUST AIR WILL BE AT LEAST 3 FEET FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.

3) RWL, TYP. DIRECTED TO SPLASH BLOCKS OR OTHER IMPERVIOUS SURFACE THAT DEFLECTS WATER AWAY FROM THE BUILDING, 5% SLOPE TO LANDSCAPING AREA.

4) VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS (2010 CRC R 327.6.2):
   * THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16TH INCH AND SHALL NOT EXCEED 1/8TH INCH.
   * THE MATERIALS USED SHALL BE NONCOMBUSTIBLE.
   * THE MATERIALS USED SHALL BE CORROSION RESISTANT.

5) VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE IN ACCORDANCE WITH SECTION 1203 OF THE CBC AND SECTIONS R327.6.1 THROUGH R327.6.3 OF THE 2010 CRC TO RESIST BUILDING IGNITION FROM THE INSTRUCTION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.

VENTILATION NOTES:

KEEP ALL THE EXISTING VENTILATION OPENINGS TO OPEN, BOTH @ ROOF AND FOUNDATION.
PURCH 2" Ø HOLES ON ROOF SHEATHING UNDER THE CALIFORNIA ROOF FRAMING AREA.

NO VENTS SHALL OCCUR AT THE SHEARWALL LOCATIONS.

ATIC ACCESS NOTE:

A) ATTIC ACCESS LOCATIONS TO ANY LOWER ROOF ATTIC SPACES THAT EXCEED 30 SQ. FT. & HAVE A VERTICAL HEIGHT OF 30" OR GREATER. ROUGH-FRAMED OPENINGS SHALL NOT BE LESS 22"X30" PER CRC R807.1.

UPPER ROOF VENTILATION CALCULATION:

REQ. VENT AREA: 1,275 /150 = 8.5 SQ. FT.

EAVE VENTS: AT EACH BAY WHERE JOISTS ARE 24" O. C. (S. S. D.) PROVIDE (4) 2"ø VENTILATION HOLES THROUGH STRUCT'L. BLOCKING. PROVIDE CERTIFIED RADIANT BARRIER- POLAR PLY AT UNDERSIDE OF THE PLYWOOD. PROVIDE PVC INSULATION SHIELD TO HOLD INSULATION AND KEEP 1" MIN. SPACE FOR FREE FLOW OF AIR.

1. EAVE VENTS: TOTAL 59 BAYS X 4 X 0.022 = 5 SQ. FT.
2. GABLE VENTS
   PROVIDE 4 GABLE VENTS: 4 X 4.6 = 18.4 SQ. FT.

TOTAL PROVIDED VENT AREA: 18.4 + 5 = 23.4 SQ. ST > 8.5 SQ. FT.

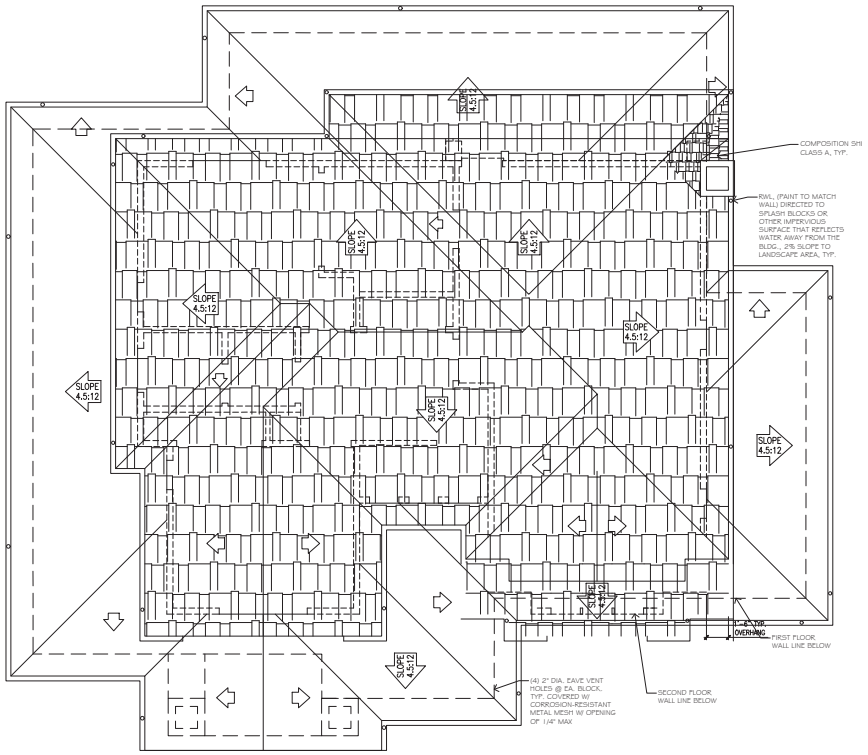
LOWER ROOF VENTILATION CALCULATION:

REQ. VENT AREA: 1,147.2 /150 = 7.6 SQ. FT.

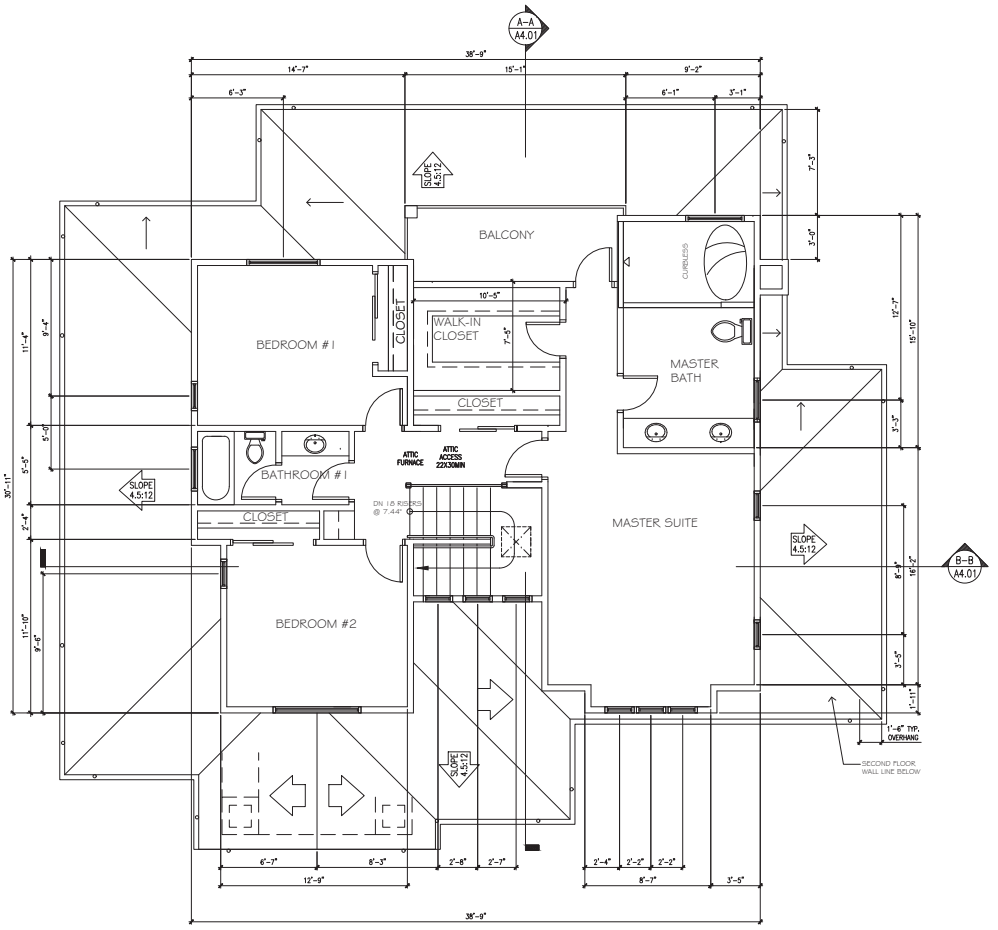
EAVE VENTS: AT EACH BAY WHERE JOISTS ARE 24" O. C. (S. S. D.) PROVIDE (4) 2"ø VENTILATION HOLES THROUGH STRUCT'L. BLOCKING. PROVIDE CERTIFIED RADIANT BARRIER- POLAR PLY AT UNDERSIDE OF THE PLYWOOD. PROVIDE PVC INSULATION SHIELD TO HOLD INSULATION AND KEEP 1" MIN. SPACE FOR FREE FLOW OF AIR.

1. EAVE VENTS: TOTAL 88 BAYS X 4 X 0.022 = 7.7 SQ. FT.
2. GABLE VENTS
   PROVIDE 2 GABLE VENTS: 2 X 4.6 = 9.2 SQ. FT.

TOTAL PROVIDED VENT AREA: 9.2 + 7.7 = 16.9 SQ. ST > 4.88 SQ. FT.



2-2 ROOF PLAN
SCALE: 1/4" = 1'-0"



2-1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL CA 95008

SU Design Group
20370 TOWN CENTER LN
SUITE 139
CUPERTINO, CA 95014
408.865.0577

LICENSED ARCHITECT SUSHMAND GROVER NO. C-28134 REN. 5/31/20 STATE OF CALIFORNIA

WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

PLAN SUBMITTAL	03.2019
1ST PLAN CHECK	05.2019
2ND PLAN CHECK	09.2019
THIRD PLAN CHECK	11.2019

PROJECT NO. 1808 DATE 10.01.18

SECOND FLOOR PLAN
ROOF PLAN

A-2.1

2ND FLOOR AREA CALCULATION:

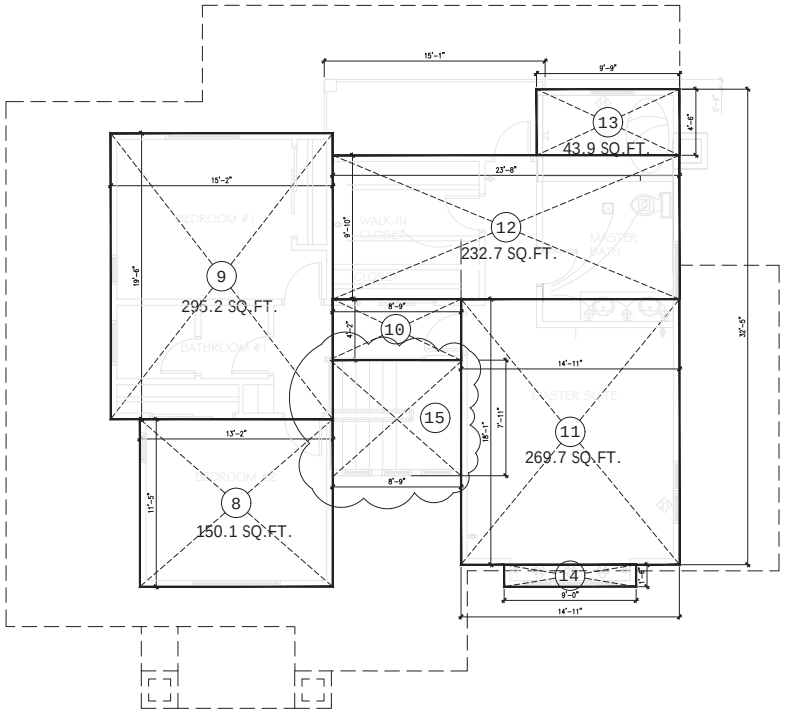
SECTION	LENGTH	WIDTH	AREA
8	13'-2"	11'-5"	150
9	19'-6"	15'-2"	296
10	8'-9"	4'-2"	36
11	14'-11"	18'-1"	270
12	23'-8"	9'-10"	233
13	9'-9"	4'-6"	44
14	9'-0"	1'-6"	14
15	7'-11"	8'-9"	69
TOTAL			1,112 SQ. FT.

2ND FLOOR LIVING AREA	1,112 SQ. FT.
1ST & 2ND FLOOR LIVING AREA	2,673 SQ. FT.
GARAGE	430 SQ. FT.
TOTAL	3,103 SQ. FT.
PROPOSED F.A.R. 38.8%	
MAXIMUM F.A.R. 45%	3,600 SQ. FT.
ALL DIMENSIONS ARE MEASURED FROM EXTERIOR WALLS	
LOT SIZE:	8,000 SQ. FT.
1ST FLOOR LIVING AREA	1,541 SQ. FT.
GARAGE	430 SQ. FT.
FRONT PORCH & REAR PATIO	177 SQ. FT.
TOTAL	2148 SQ. FT.
PROPOSED LOT COVERAGE - 27%	
MAXIMUM LOT COVERAGE - 35%	2,800 SQ. FT.

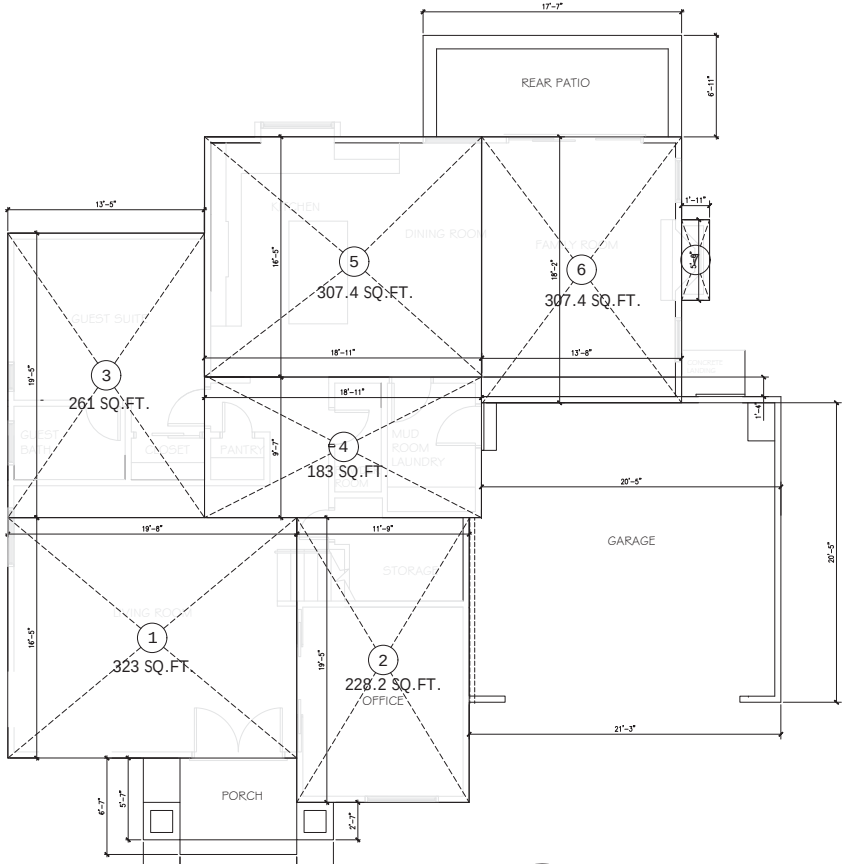
1ST FLOOR AREA CALCULATION:

SECTION	LENGTH	WIDTH	AREA
1	19'-8"	16'-5"	323
2	19'-5"	11'-9"	228
3	19'-5"	13'-5"	261
4	18'-11"	9'-8"	183
5	18'-11"	16'-3"	307
6	18'-2"	13'-8"	248
7	5'-4"	1'-11"	11
TOTAL			1,541 SQ. FT.

1ST FLOOR LIVING AREA	1,541 SQ. FT.
GARAGE	430 SQ. FT.
FRONT PORCH	55 SQ. FT.
REAR PATIO	122 SQ. FT.
ENTIRE 1ST FLOOR AREA EXC. PORCH & PATIO	1,991 SQ. FT.



2-4 SECOND FLOOR AREA DIAGRAM
SCALE: 1/4" = 1'-0"



2-3 FIRST FLOOR AREA DIADRAM
SCALE: 1/4" = 1'-0"

WONG RESIDENCE

1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL CA 95008

SU Design Group
20370 TOWN CENTER LN
SUITE 139
CUPERTINO, CA 95014
408.865.0577

LICENSED ARCHITECT
EDWARD SU
NO. C-28134
REN. 5/31/19
STATE OF CALIFORNIA

WONG RESIDENCE

1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

PLAN SUBMITTAL	03.2019
1ST PLAN CHECK	05.2019
2ND PLAN CHECK	09.2019
THIRD PLAN CHECK	11.2019

PROJECT NO. 1808 DATE 10.01.18
DRAFTED BY: REY MAPALO

FLOOR AREA DIAGRAM

A-2.2

#	ROOM	Size (W x H)	Type	Door Mat.	Door Fin. (In/Out)	Frame Mat.	Frame Fin. (In/Out)	Safety Glazing	Rating	Hdwr Group	Remarks
1	ENTRY	3'6" X 8'0"	IS	WD	P/P	WD	P/P	YES			
2	DINING/REAR PATIO	12'0" X 8'0"	SL	V	FP	V	FP	YES			
3	GARAGE/SIDE PARKING	2'8" X 6'8"	H	AL	FP	AL	FP	YES			
4	GARAGE	16'0" X 7'0"	G	AL	FP	AL	FP	YES			
5	STUDY	2'8" X 8'0"	IS	WD	P/P	WD	P/P				
6	FOYER/CLOSET	4'0" X 8'0"	SL	WD	P/P	WD	P/P				
7	POWDER	2'4" X 8'0"	IS	WD	P/P	WD	P/P				
8	PANTRY	2'4" X 8'0"	OS	WD	P/P	WD	P/P				
9	GARAGE/DINING	2'8" X 8'0"	IS	WD	P/P	WD	P/P		FIRE-RATED		1 3/4" THK SCM SELF-CLOSING TIGHT-FITTING
10	BEDROOM 3	2'8" X 6'8"	IS	WD	P/P	WD	P/P				
11	BEDROOM 3/CLOSET	2'8" X 6'8"	IS	WD	P/P	WD	P/P				
12	BEDROOM 1	3'0" X 6'8"	IS	WD	P/P	WD	P/P				
13	BEDROOM 1/CLOSET	8'0" X 6'8"	SL	WD	P/P	WD	P/P				
14	HALLWAY BATH	2'8" X 6'8"	IS	WD	P/P	WD	P/P				
15	BEDROOM 2	2'8" X 6'8"	IS	WD	P/P	WD	P/P				
16	BEDROOM 2/CLOSET	5'0" X 6'8"	SL	WD	P/P	WD	P/P				
17	LAUNDRY	3'0" X 6'8"	BF	WD	P/P	WD	P/P				
18	MASTER BEDROOM	2'8" X 6'8"	IS	WD	P/P	WD	P/P				
19	MASTER WALK-IN CLO	2'8" X 6'8"	OS	WD	P/P	WD	P/P				
20	MASTER BATH	2'8" X 6'8"	IS	WD	P/P	WD	P/P				
21	ENTRY	12'0" X 8'0"	IS	WD	P/P	WD	P/P	YES			
22	GARAGE	16'0" X 7'0"	G	AL	FP	AL	FP	YES			
23	GARAGE	16'0" X 7'0"	G	AL	FP	AL	FP				
24	GARAGE	16'0" X 7'0"	G	AL	FP	AL	FP				

DOOR SCHEDULE NOTES:

Type: BF= Bi-Folding G= Garage H= Half-Light IS= Inswinging M.= Mirrored
OS= Outswinging P= Panel PK= Pocket SF= Sliding French SL= Sliding P= Pair

Materials: AL= Aluminum GL= Glass HM= Hollow Metal Vinyl = V SCW= Solid Core Wood WC= Wood Clad WD= Wood

Finish: C= Clad CC= Custom Clad FP= Factory Painted FS= Factory Stained P= Primed, CC Painted S= Stained P/P= Primed & Painted

Glazing: C= Custom Glass Panel D= Double Glazed S= Single Glazed (All door lights shall be safety glazed with 1/4" min. thick safety glass)

Hardware: B= Blind E= Exterior I= Interior P= Pocket S= Slider STD= Std. Manuf. Hardware

Sill: AL= Aluminum BZ= Bronze ST= Stone STD= Standard WD= Wood

1. VERIFY ROUGH OPENING DIMENSIONS WITH DOOR MANUFACTURER PRIOR TO ORDERING AND FRAMING
2. WOOD CASING ON ALL DOORS

3-3 DOOR SCHEDULE

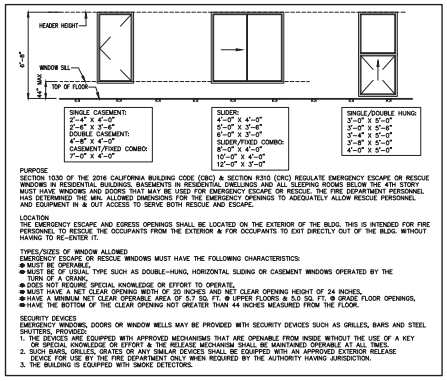
#	ROOM	Size (W x H)	Type	Mat.	(In/Out)	Frame Mat.	Frame Fin. (In/Out)	Safety Glazing	EGRESS	Remarks
1	OFFICE	5'0" X 5'10"	F	V	V/V	V		YES		
2	LIVING ROOM	5'0" X 5'10"	F	V	V/V	V		YES		
3	LIVING ROOM	4'0" X 5'6"	DH	V	V/V	V				
4	LIVING ROOM	4'0" X 5'6"	DH	V	V/V	V				
5	GUEST BATHROOM	3'0" X 2'0"	DH	V	V/V	V				
6	GUEST SUITE	2'0" X 5'2"	DH	V	V/V	V				
7	GUEST SUITE	6'0" X 5'0"	S	V	V/V	V		YES		
8	KITCHEN	5'0" X 5'0"	DH	V	V/V	V				
9	DINING ROOM	4'0" X 5'0"	F	V	V/V	V		YES		
10	FAMILY ROOM	3'0" X 5'10"	S	V	V/V	V			YES	
11	FAMILY ROOM	3'0" X 5'10"	S	V	V/V	V			YES	.
12	STAIRS	(3) 2'0" X 3'0"	S	V	V/V	V			YES	
13	BEDROOM #2	6'0" X 5'0"	S	V	V/V	V		YES		
14	BEDROOM #2	2'0" X 3'0"	S	V	V/V	V			YES	
15	BATHROOM #1	3'0" X 2'0"	DH	V	V/V	V				
16	BEDROOM #1	2'0" X 3'0"	S	V	V/V	V			YES	
17	BEDROOM #1	5'0" X 5'0"	S	V	V/V	V				
18	MASTER BATHROOM	4'0" X 4'6"	F	AL	AL	AL				
19	MASTER BATHROOM	3'0" X 3'6"	SL	V	V/V	V				
20	MASTER SUITE	2'0" X 2'4"	DH	V	V/V	V				
21	MASTER SUITE	2'0" X 2'4"	DH	V	V/V	V				
22	MASTER SUITE	(3) 2'0" X 5'2"	DH	V	V/V	V				

WINDOW & SKYLIGHT SCHEDULE NOTES:

TYPE: DH= Double Hung C=Casement SL=Sliding A=awing F= Fixed
MATERIAL: AL= Aluminum STL= Steel V= Vinyl WC= Wood Clad WD= Wood
FINISH: C= Clad CC= Custom Clad FP= Factory Painted P = Paint grade
GLAZING: I= Clear Insulated Glass L= Clear Laminated Glass P= Single Float Glass
LIGHTS: TDL= True Divided Light. Upper sash single glazed with storm panel, lower sash clear insulated glass.

1. SEE EXTERIOR ELEVATIONS FOR SILL/HEAD HEIGHTS AND WINDOW SWING INFO. VERIFY ALL ROUGH OPENINGS PRIOR TO ORDERING.
2. COORDINATE THE WINDOW STYLES AND LIGHT PATTERNS WITH THE EXTERIOR ELEVATIONS PROVIDED ON A3
3. VERIFY ROUGH OPENING DIMENSIONS WITH DOOR MANUFACTURER PRIOR TO ORDERING AND FRAMING.
4. VINYL ON ALL WINDOWS.

3-4 WINDOW SCHEDULE



PURPOSE
SECTION 1030 OF THE 2016 CALIFORNIA BUILDING CODE (CBC) & SECTION R310 (CRC) REGULATE EMERGENCY ESCAPE OR RESCUE WINDOWS IN RESIDENTIAL BUILDINGS. BASEMENTS IN RESIDENTIAL DWELLINGS AND ALL SLEEPING ROOMS BELOW THE 4TH STORY MUST HAVE WINDOWS AND DOORS THAT MAY BE USED FOR EMERGENCY ESCAPE OR RESCUE. THE FIRE DEPARTMENT PERSONNEL HAS DETERMINED THE MIN. ALLOWED DIMENSIONS FOR THE EMERGENCY OPENINGS TO ADEQUATELY ALLOW RESCUE PERSONNEL, AND EQUIPMENT IN & OUT ACCESS TO SERVE BOTH RESCUE AND ESCAPE.

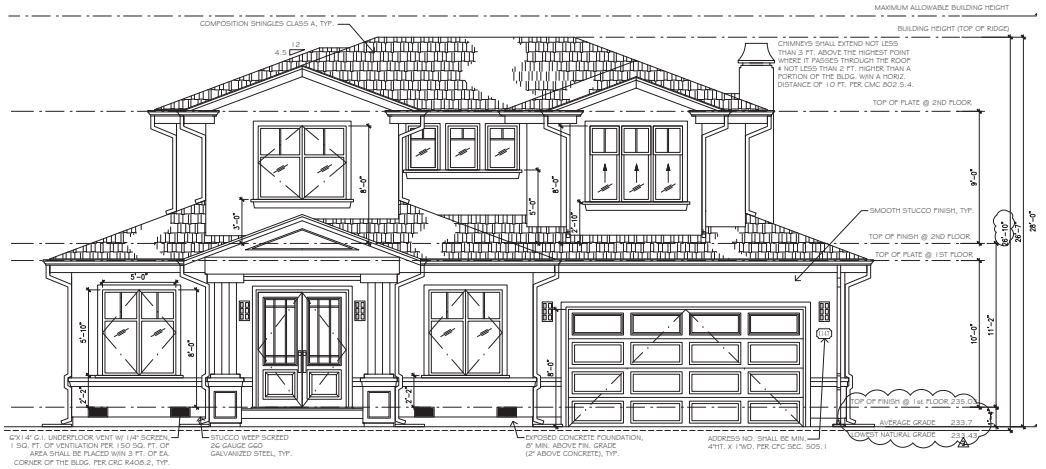
LOCATION
THE EMERGENCY ESCAPE AND EGRESS OPENINGS SHALL BE LOCATED ON THE EXTERIOR OF THE BLDG. THIS IS INTENDED FOR FIRE PERSONNEL TO RESCUE THE OCCUPANTS FROM THE EXTERIOR & FOR OCCUPANTS TO EXIT DIRECTLY OUT OF THE BLDG. WITHOUT HAVING TO RE-ENTER IT.

TYPES/SIZES OF WINDOW ALLOWED
EMERGENCY ESCAPE OR RESCUE WINDOWS MUST HAVE THE FOLLOWING CHARACTERISTICS:
- MUST BE OPERABLE,
- MUST BE OF USUAL TYPE SUCH AS DOUBLE-HUNG, HORIZONTAL SLIDING OR CASEMENT WINDOWS OPERATED BY THE TURN OF A CRANK,
- DOES NOT REQUIRE SPECIAL KNOWLEDGE OR EFFORT TO OPERATE,
- MUST HAVE A NET CLEAR OPENING WIDTH OF 20 INCHES AND NET CLEAR OPENING HEIGHT OF 24 INCHES,
- HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 SQ. FT. @ UPPER FLOORS & 5.0 SQ. FT. @ GRADE FLOOR OPENINGS,
- HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

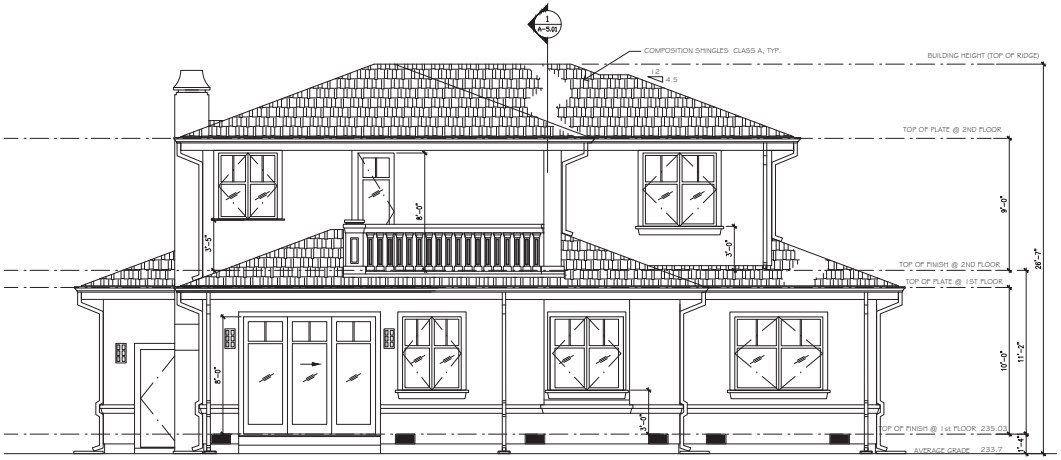
SECURITY DEVICES
EMERGENCY WINDOWS, DOORS OR WINDOW WELLS MAY BE PROVIDED WITH SECURITY DEVICES SUCH AS GRILLES, BARS AND STEEL SHUTTERS, PROVIDED:
1. THE DEVICES ARE EQUIPPED WITH APPROVED MECHANISMS THAT ARE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT & THE RELEASE MECHANISM SHALL BE MAINTAINED OPERABLE AT ALL TIMES.
2. SUCH BARS, GRILLES, GRATES OR ANY SIMILAR DEVICES SHALL BE EQUIPPED WITH AN APPROVED EXTERIOR RELEASE DEVICE FOR USE BY THE FIRE DEPARTMENT ONLY WHEN REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. THE BUILDING IS EQUIPPED WITH SMOKE DETECTORS.

RESIDENTIAL EGRESS WINDOWS (2016 CBC) SECTION 1030 EMERGENCY ESCAPE & RESCUE

3-5 EGRESS WINDOWS



3-1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3-2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL CA 95008

SU Design Group
20370 TOWN CENTER LN SUITE 139
CUPERTINO, CA 95014
408.865.0577

LICENSED ARCHITECT RICHARD GROSS NO. C-28834 REN. 5/31/19 STATE OF CALIFORNIA

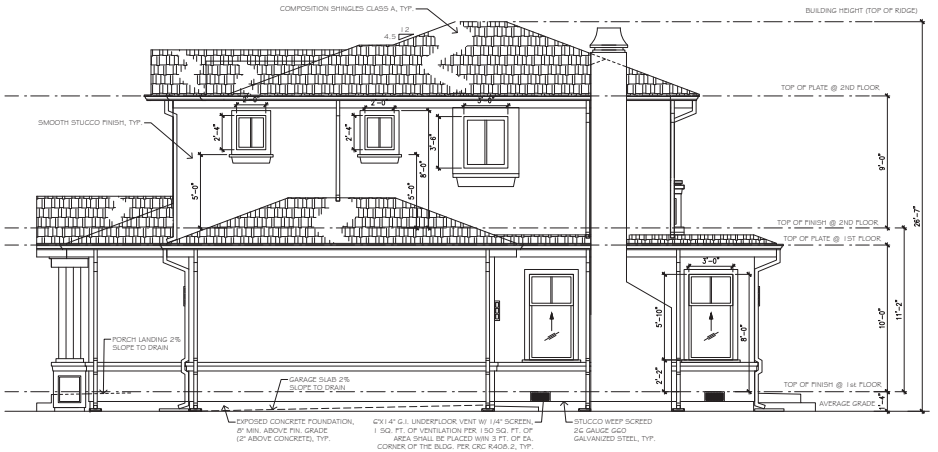
WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

PLAN SUBMITTAL	03.2019
1ST PLAN CHECK	05.2019
2ND PLAN CHECK	09.2019
THIRD PLAN CHECK	11.2019

PROJECT NO. 1808 DATE 10.01.18
DRAFTED BY: REY MAPALO

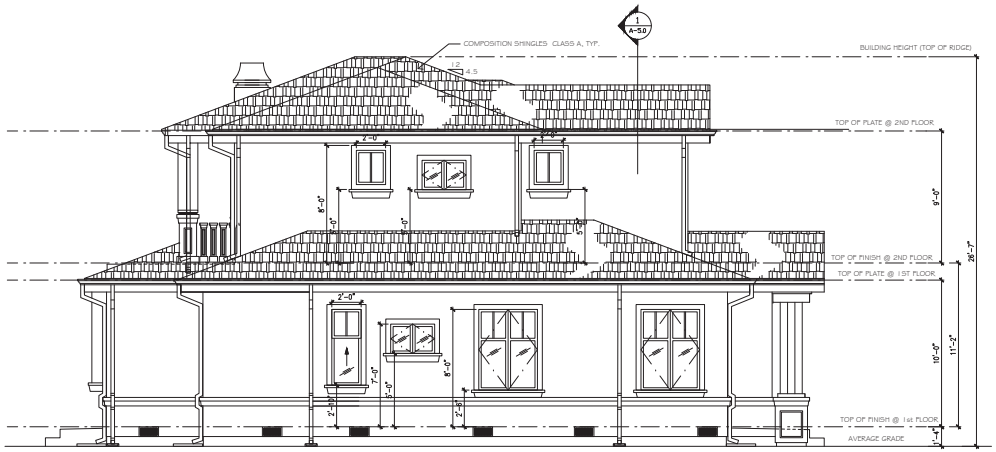
FRONT & REAR ELEVATIONS DOOR & WINDOW SCHEDULES

A-3.0



3-6 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



3-7 LEFT ELEVATION

SCALE: 1/4" = 1'-0"

WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL
CA 95008

SU Design Group
20370 TOWN CENTER LN
SUITE 139
CUPERTINO, CA 95014
408.865.0577

LICENSED ARCHITECT RICHARD GREN NO. C-28134 REN. 5/31/19 STATE OF CALIFORNIA

WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

PLAN SUBMITTAL	03.2019
1ST PLAN CHECK	05.2019
2ND PLAN CHECK	09.2019
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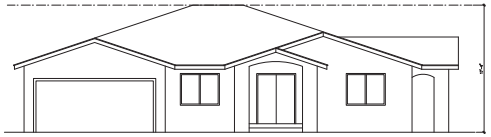
PROJECT NO. 1808 DATE 10.01.18

DRAFTED BY: REY MAPALO

RIGHT & LEFT ELEVATIONS

A-3.1

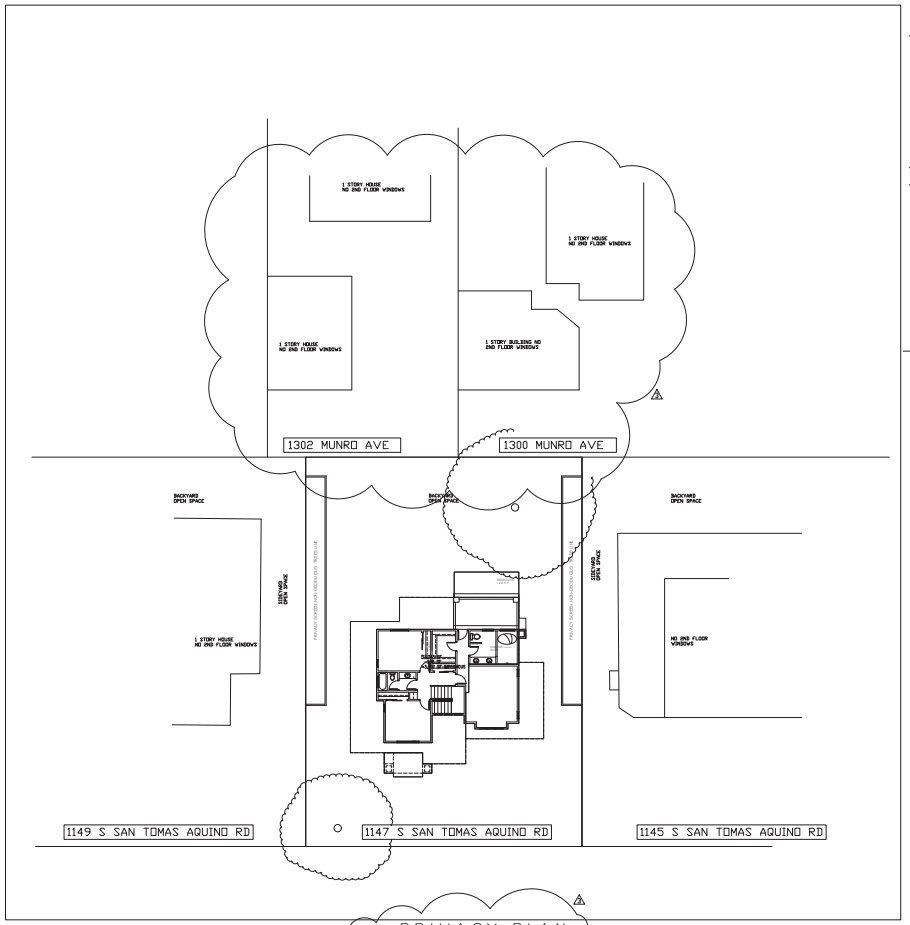


1149 S SAN TOMAS AQUINO RD

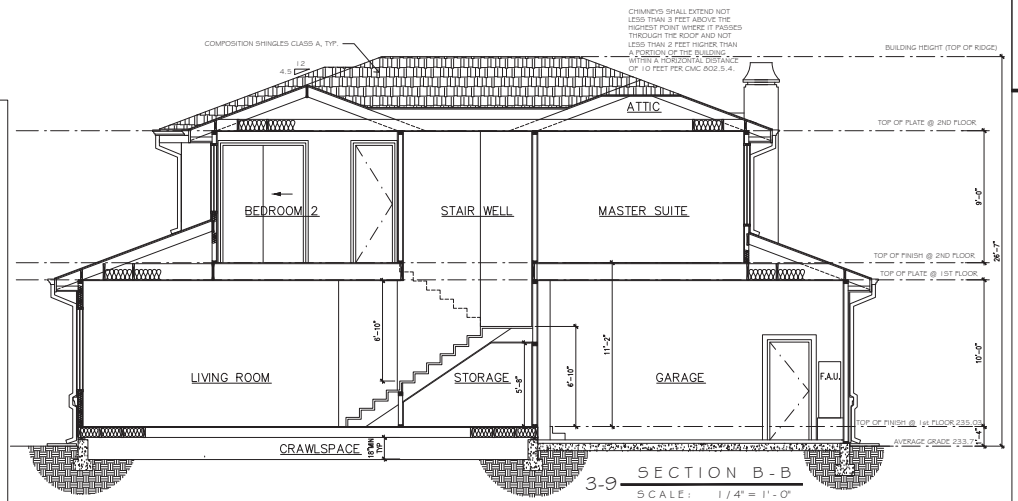
1147 S SAN TOMAS AQUINO RD

1145 S SAN TOMAS AQUINO RD

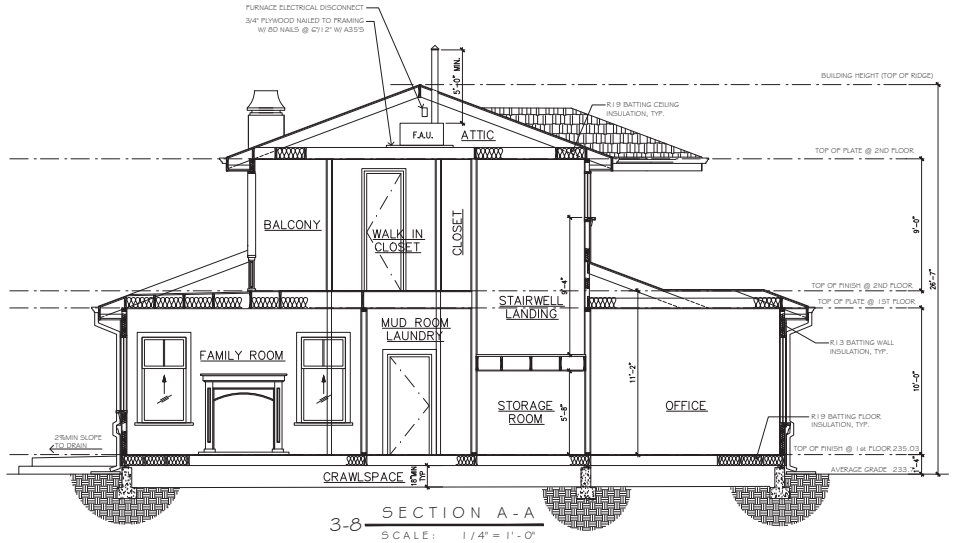
4-1 STREETSCAPE
SCALE: 1/4" = 1'-0"



4-2 PRIVACY PLAN
SCALE: 1/16" = 1'-0"



3-9 SECTION B-B
SCALE: 1/4" = 1'-0"



3-8 SECTION A-A
SCALE: 1/4" = 1'-0"

WONG RESIDENCE

1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL CA 95008

SU Design Group
20370 TOWN CENTER LN SUITE 139 CUPERTINO, CA 95014 408.865.0577

LICENSED ARCHITECT RICHARD GREG SU NO. C-28134 REN. 5/31/19 STATE OF CALIFORNIA

WONG RESIDENCE

1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

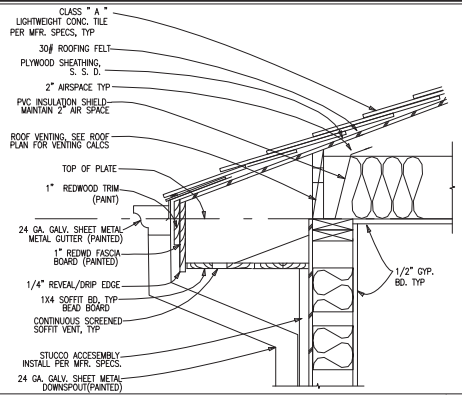
PLAN SUBMITTAL	03.2019
1ST PLAN CHECK	05.2019
2ND PLAN CHECK	09.2019
THIRD PLAN CHECK	11.2019

PROJECT NO. 1808 DATE 10.01.18

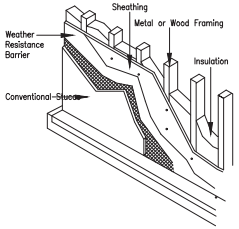
DRAFTED BY: REY MAPALO

SECTIONS STREETSCAPE

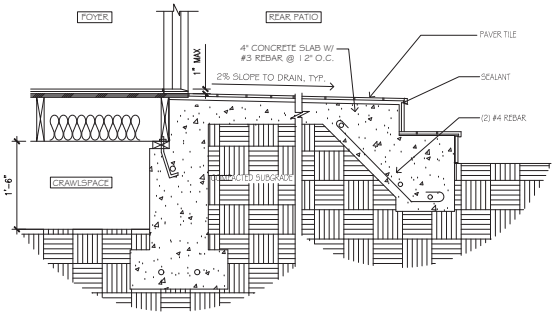
A-4.0



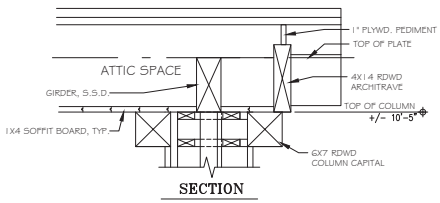
1	TYP. LOWER AND UPPER EAVE DETAIL	1 1/2"



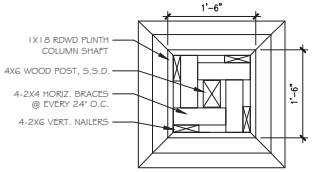
2	STUCCO DETAIL	1"



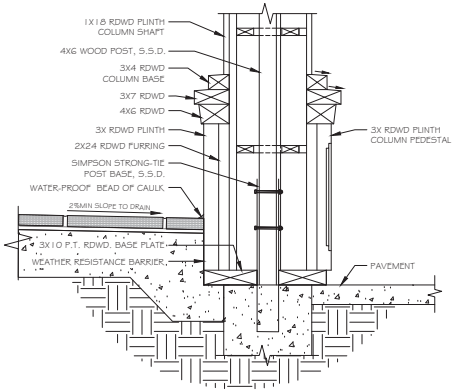
3	SECTION @ REAR PATIO	1"	1



SECTION



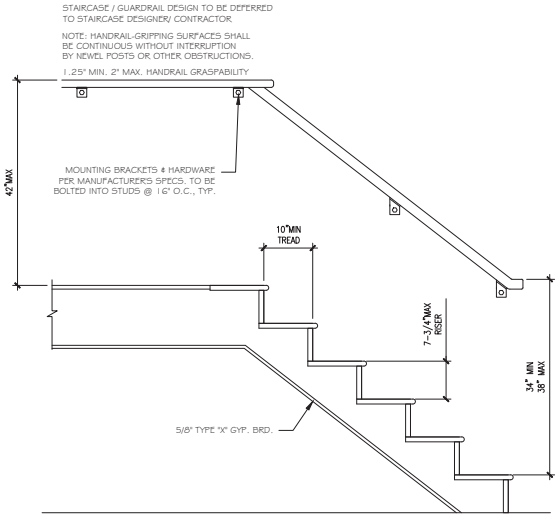
PLAN SECTION



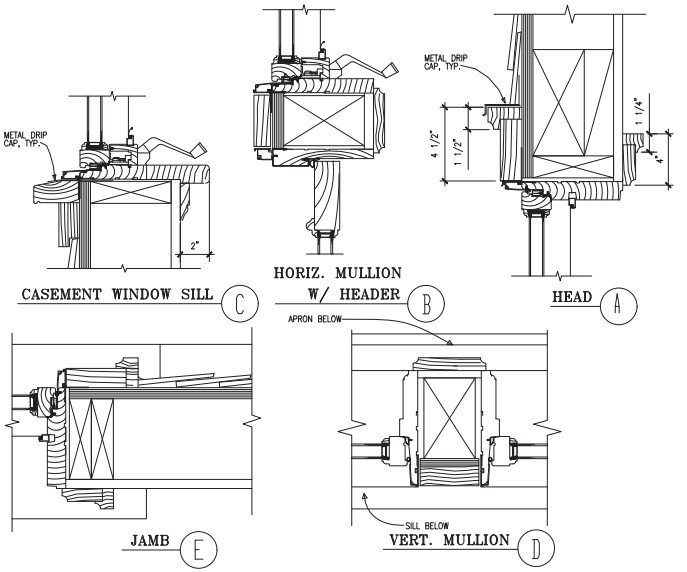
SECTION

7	PORCH POST DETAIL	1 1/2"	9

		1"	4



8		1 1/2"	9



9	TYPICAL WINDOW CASING DETAIL	3"

WONG RESIDENCE

1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL CA 95008

SU Design Group
20370 TOWN CENTER LN SUITE 139 CUPERTINO, CA 95014 408.865.0577

LICENSED ARCHITECT SUDHAND SINGH NO. C-28134 REN. 5/31/19 STATE OF CALIFORNIA

WONG RESIDENCE

1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

PLAN SUBMITTAL	03.2019
1ST PLAN CHECK	05.2019
2ND PLAN CHECK	09.2019
THIRD PLAN CHECK	11.2019

PROJECT NO. 1808 DATE 10.01.18

DRAFTED BY: REY MAPALO

DETAILS

A-5.0

ELECTRICAL / MECHANICAL LEGEND:

Symbol	Description	Symbol	Description
⊕	CEILING MOUNTED FIXTURE	→G	GAS CONNECTION
⊕P	PENDANT LIGHT FIXTURE	→GHB	EXTERIOR HOSE BIB
	CEILING MOUNTED FAN	→GWS	INTERIOR WATER SUPPLY
F/L	CEILING MOUNTED FAN/LIGHT	→TV	TV CABLE JACK
	CEILING HIGH EFFICACY EXTERIOR	◁ PHONE	PHONE JACK
	RECESSED FIXTURE (IC RATED)	◁ RJ45	ETHERNET PORT (IST FLOOR 2 FLOOR) (2ND FLOOR @ CEILING)
A	RECESSED- HIGH EFFICACY	◁ DB	DOORBELL
E	RECESSED- HIGH EFFICACY EXTERIOR		AIR SUPPLY REGISTER
W	WET AREA RECESSED FIXTURE	B	AIR SUPPLY REGISTER (@ BASEBOARD)
	FLUORESCENT T5		AIR RETURN REGISTER (@ WALL)
D	FLUORESCENT T5 - DIMMABLE	T	PROGRAMMABLE THERMOSTAT (+5'-0")
	WALL-MOUNTED FIXTURE	PE	PHOTOELECTRIC SMOKE ALARM W/N 20'0" OF KITCHEN OF FIRE-PLACE
OS	WALL-MOUNTED FIXTURE W/ OCCUPANCY SENSOR*	DS	DUAL SENSOR SMOKE ALARM (PHOTOELECTRIC & IONIZATION)
VS	WALL-MOUNTED FIXTURE W/ VACANCY SENSOR*****	CO	CARBON MONOXIDE (CO) ALARM
HE	EXTERIOR WALL-MOUNTED HIGH EFFICACY FIXTURE		EXHAUST FAN - CEILING BATHROOM EXHAUST FAN MIN. VENTILATION RATE 50 CFM ASHRAE 62.2-10 TABLE 5.1, TYP.
	STRIP LIGHTING		WET AREA FLUORESCENT LIGHT EXHAUST DISCHARGE TO OUTSIDE LIGHT & FAN SWITCH SEPARATE
	FLUORESCENT TUBE LIGHTS		
	SWITCH		
3	3-WAY SWITCH		
3D	3-WAY SWITCH W/ DIMMER		
D	SWITCH W/ DIMMER		
VS	SWITCH W/ VACANCY SENSOR		
GDO	GARAGE DOOR OPENER		
	OUTLET (12" ABOVE F.F.)		
GFCI	OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER		
UC GFCI	UNDER COUNTER OUTLET OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER		
	EXTERIOR OUTLET W/ GFCI		
	APPLIANCE OUTLET		
	FLOOR OUTLET		
220	220V OUTLET		
EVCS	ELECTRIC VEHICLE CHARGING STATION		

* An occupancy sensor automatically turns the lights or motor load ON when motion is detected within the sensor viewing range and automatically turns the lights/motor load OFF after a designated time elapses when the room is vacant and motion is no longer detected.

** All receptacles located within the kitchen area shall be "Tamper-resistant receptacles" per article 406.11 of the C.E.C. 2016 code.

*** All outdoor lighting to be high efficacy and be controlled by motion sensors and photo controls

**** All lighting to be high efficacy lighting only

***** Vacancy sensors require the user to manually turn ON the lights or motor load. The sensor will automatically turn lights/motor OFF after a designated time elapses when the room is vacant and motion is no longer detected. CEnC 150.0(k) 2J

ELECTRICAL / GENERAL NOTES:

PROVIDE A 125 VOLT 15 OR 20 AMP RECEPTACLE WITHIN 25' OF HEATING OR AIR CONDITIONING EQUIPMENT. 210.63 CEC/2016

TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES - ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR. CEC 210.11(C)(1) & 210.52(B)

A DEDICATED MINIMUM 20-AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS
CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) CEC 210.11(C)(3) AND 210.52(D)

A MINIMUM 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING AREA, PANTRY, OR OTHER SIMILAR AREAS (CEC 210.11 (C) (1))

AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC 210.11(C) (2))

IN EVERY DWELLING UNIT, FIXED APPLIANCES SUCH AS FOOD WASTE GRINDERS, DISHWASHERS, WASHING MACHINES, DRYERS, LAUNDRY TRAY LOCATIONS BUILT-IN REFRIGERATORS OR FREEZERS, FURNACES, AC UNITS, BUILT-IN HEATERS OR ANY OTHER FIXED APPLIANCE WITH A MOTOR OF M- < H.P. OR LARGER SHALL BE ON A SEPARATE 20 AMP. BRANCH CIRCUIT.

125- AND 250-VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. (CEC 406.8 (B) (1)).

TAMPER RESISTANT RECEPTACLES AT ALL 124 VOLT, 15 AND 20 AMP RECEPTACLES. CEC 406.11

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE INTERCONNECTED IN SUCH A MANNER THE ACTIVATION OF ONE ALARM WILL ACTIVATE THE REST OF THE ALARMS PER CRC R315.5 & R315.7, AND WIRED ON A LIGHTING CIRCUIT WITH BATTERY BACKUP. EXISTING AREAS MAY BE SOLELY BATTERY OPERATED. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN A 36" HORIZONTAL PATH FROM THE SUPPLY OR RETURN REGISTERS OF A HEATING OR COOLING SYSTEM. R314 CRC/2010 CARBON MONOXIDE ALARMS: SAME REQUIREMENTS AS SMOKE ALARMS EXCEPT NOT REQUIRED IN BEDROOMS. R315 CRC/2016

APPLIANCES DESIGNER TO BE FIXED IN POSITION SHALL BE SECURELY FASTEN IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE BUILDING CODE. 303.4 CMC / 2016 (SEISMIC BRACING FOR GAS APPLIANCES.)

APPLIANCES INSTALLED IN GARAGES OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE SHALL BE GUARDED AGAINST BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR ELEVATED OR OUT OF THE NORMAL PATH OF VEHICLES. INSTALL A 4" DIAMETER BOLLARD (FILLED W/ CONCRETE) EMBEDDED 36" INTO 12" DIAMETER FOOTING IN FRONT OF APPLIANCE OR PROVIDE A DETAIL AND OR CALCULATION FROM AN ENGINEER FOR REVIEW
604.1 CMC / 2016

APPLIANCES DESIGNER TO BE FIXED IN POSITION SHALL BE SECURELY FASTEN IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE BUILDING CODE. 303.4 CMC / 2016 (SEISMIC BRACING FOR GAS APPLIANCES.)

AT EACH KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM COUNTER SPACE WIDER THAN 12". LOCATED SO THAT NO POINT ALONG THE COUNTER WALL IS OVER 24" FROM A RECE[TACLE. CEC 21-.52(C)(1)

EXTERIOR RECEPTACLES MUST BE WITHIN 6'-6" OF GRADE, GFCI AND WATERPROOF CEC 210.52(E)

VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE MERV 6 FILTERS OR BETTER. CEC 150.0(M)12B.

EQUIPMENT VENTING THREW A DIRECT PATH TO THE ROOF MUST HAVE THE EXHAUST VENTS AWAY FROM THE SUPPLY VENTS.

EXTEND CLEANOUTS TO INDICATE THAT NO UNDER-FLOOR CLEANOUT SHALL BE LOCATED MORE THAN 5 FEET FROM AN ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE. 2016 CPC 707.9

DRYER MUST BE QUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN. THE DUCT IS LIMITED TO 14 FEET IN LENGTH TWO 90 DEGREE ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO CMC 504.3

MECHANICAL NOTES:

A. THE FURNACE IN THE GARAGE SHALL BE INSTALLED SO THAT THE BURNERS AND BURNER-IGNITION DEVICES ARE LOCATED NOT LESS THAN 18 INCHES ABOVE THE FLOOR PER CMC 305.1.
B. THE FURNACE IN THE GARAGE SHALL BE GUARDED AGAINST PHYSICAL DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF THE NORMAL PATH OF VEHICLES PER CMC 305.1.1.

WATER HEATER NOTES:

MANDATORY WATER HEATING SYSTEM REQUIREMENTS OF CENC 150.0(n)1:

A. A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
B. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED; AND
C. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE; AND
D. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR.

PLUMBING NOTES:

MAXIMUM FLOW RATES:
PER CPC CHAPTER 4 & CGBSC 4.303.1

WATER CLOSETS	1.28 GPF
LAVATORY FAUCETS	1.2 GPM @ 60 PSI MAX & 0.8 GPM @ 20 PSI MIN
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
SHOWERHEADS	2.0 GPM @ 80 PSI

ELECTRIC VEHICLE CHARGING NOTES:

PER CGBSC 4.106.4.1

A. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 2008/240-VOLT BRANCH CIRCUIT.
B. THE RACEWAY SHALL NOT BE LESS THAN NOMINAL 1-INCH DIAMETER.
C. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX, OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER.
D. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".
E. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
F. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE RESERVED OVERCURRENT PROTECTIVE DEVICE SPACE (S) AS "EV CAPABLE".

SHEET NOTES:

1-General Contractor to Verify "ALL" Lighting & Electrical Specifications with client prior to installation.
2-Clothes dryer moisture exhaust ducts shall terminate outside the building & have a back draft damper. Exhaust duct is limited to 14' w/ two elbows. this shall be reduced 2' for every elbow in excess of 2.
3-TANKLESS WATER HEATER MUST BE MOUNTED AT LEAST 5 FT. ABOVE FINISHED FLOOR. GAS UTILIZING APPLIANCES MUST BE ELEVATED OUT OF VEHICULAR WAY. PER SECTION 507.13.1 OF 2016 CPC & R315 OF 2016 CMC.
4-GFCI WET-LISTED OUTLET AT EACH BALCONY /DECK SHALL BE INSTALLED 6-1/2' MAX ABOVE FLR. FIN. PER CEC ART. 210.52(E)

General Contractor to Verify "ALL" Lighting & Electrical Specifications with client prior to installation.

EXHAUST DUCT NOTES:

CLOTHES DRYER MOISTURE EXHAUST DUCTS PER CMC 504.4:
DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING, NOT LESS THAN 3 FEET FROM OPENINGS INTO THE BUILDING.
DUCTS SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION.
DUCTS SHALL NOT BE CONNECTED OR INSTALLED WITH SHEET METAL SCREWS OR OTHER FASTENERS THAT WILL OBSTRUCT THE FLOW.
DUCTS SHALL BE OF METAL AND HAVE SMOOTH INTERIOR SURFACES.
DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90-DEGREE ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2 PER CMC 504.3.

EXHAUST FAN NOTE:

EXHAUST FANS IN THE BATHROOMS WILL BE ENERGY STAR COMPLIANT, TERMINATE OUTSIDE THE BUILDING AND WILL BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO 80 PERCENT [CGBSC 4.506.1].

ATTIC ACCESS NOTE:

ATTIC ACCESS LOCATIONS TO ANY LOWER ROOF ATTIC SPACES THAT EXCEED 30 SQ. FT. & HAVE A VERTICAL HT. OF 30" OR GREATER. ROUGH-FRAMED OPENINGS SHALL NOT BE LESS THAN 22"x30" PER CRC R807.1

MISCELLANEOUS ELECTRIC NOTES:

At least one luminaire in bathroom, laundry/utility room and garage to be controlled by a vacancy sensor.

All outdoor lighting to be high efficacy and controlled by one of the following combinations:
A. Photocell and motion sensor
B. Photocell and time switch
C. Astronomical time clock
D. EMCS with features of astronomical time clock.

Luminaries recessed in insulated ceilings shall comply with the following:
A. Shall be zero clearance IC listed and certified air tight.
B. Be sealed with gasket or caulk between luminaire housing and ceiling and at all air leek paths between conditioned and unconditioned spaces.
C. Shall not contain screw base sockets

The whole house needs to comply with ASHRAE 62.2 ventilation standards. See CA Energy Code SS 150(o).Provide calculations on plans. Show the location of the whole-house fan and specify minimum ventilation rate

screw-based permanently installed light fixtures must contain screw-based JA8 (joint appendix 8) compliant lamps. JA8 compliant light sources must be marked as "JA8-2016" or JA8-2016-E"("JA8-2016-E" luminaires are deemed appropriate for use in enclosed luminaires). CEC 150.0(k)G

all JA8 compliant light sources in the following locations are controlled by vacancy sensors or dimmers (exception closets less than 70sf and hallways). CEC 150.0(k)(2k)|:

I. ceiling recessed downlight luminaires
II. LED luminaires with integral source
III. pin based LED lamps (i.e. MR16, AR-111, etc.)
IV. GU-24 based LED light sources.

limit the number of black electrical boxes more than 5' above the finished floor to not greater than the number of bedrooms. show these electrical boxes controlled by a dimmer, vacancy sensor, or fan speed control. CEC 150.0(k)B

separate switching for any under cabinet lighting (including kitchen lighting) from other lighting systems. CEC 150.0(k)2L

exhaust fans switched separate from lighting (or utilized a device where lighting can be turned off while the fan is running at bathrooms.

A. all luminaires shall be high efficacy in accordance with CENC table 150.0-A.(CENC 150.0(k)3A.0)
B. IN BATHRMS, GARAGES, LAUNDRY RM & UTILITY RMS, AT LEAST ONE LUMINAIRE IN EACH SHALL BE CONTROLLED BY A VACANCY SENSOR (CEnC 150.0(K)2J
C. PERMANENTLY MOUNTED OUTDOOR LIGHTING SHALL BE HIGH EFFICAY IN ACCORDANCE WITH CEnC TABLE 150.-A & MEET THE REQUIREMENTS PER CEnC 150.0(K)3A.0

ducts in the garage & ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum no. 26 gage sheet steel & shall have no openings into the garage.

MISCELLANEOUS ELECTRICAL NOTES:

1 PROVIDE GENERAL USE ELECTRICAL RECEPTACLES SPACED SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6 FEET FROM A RECEPTACLE AND ANY WALL SPACE TWO FEET OR GREATER HAS A RECEPTACLE (EXCEPT IN BATHROOMS AND KITCHENS COUNTERTOPS). (2016 CEC 210.52)

2 ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLINGS UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. CEC 210.12

3 SMOKE DETECTORS IN NEW CONSTRUCTION AND ADDITIONS ARE TO BE 110V WITH A BATTERY BACK-UP AND INTERCONNECTED. (2016 CBC 314.3.).

4 PROVIDE A DEDICATED 20-AMP CIRCUIT FOR THE BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12" BELOW THE TOP OF THE BASIN.
ALL BATHROOM OUTLETS TO BE GFCI. SECTION 210.11C 210.52D OF 2016 CEC.

5 NEW INSTALLED LIGHTING IN BEDROOMS, FAMILY ROOM, LIVING ROOMS, HALLWAYS, DINING ROOMS, ETC. SHALL BE HIGH EFFICACY FIXTURES (E.G. FLUORESCENT), OR ALL SWITCHES SHALL BE DIMMER SWITCHES, OR BE CONTROLLED BY AN OCCUPANT SENSOR WITH MANUAL ON AND AUTOMATIC OFF CONTROLS. SEE NOTE A, B & C.

6 SPECIFY CLEARANCES OF CLOSET LIGHTS TO SHELVES. SURFACE MOUNTED INCANDESCENT REQUIRES 12-INCHES CLEARANCE FROM SHELVES AND STORAGE SPACE. SURFACE MOUNTED FLUORESCENT REQUIRES 6-INCHES FROM SHELVES AND STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT REQUIRES 6-INCHES FROM SHELVES AND STORAGE SPACE. (2016 CEC 410.8)

7 PROVIDE A DEDICATED 30 AMP CIRCUIT FOR THE LAUNDRY. (2016 CEC 210.11)

8 PROVIDE A DEDICATED 20 AMP CIRCUIT FOR THE FURNACE AND PROVIDE A RECEPTACLE WITHIN 25'. (2016 CEC 210.63)

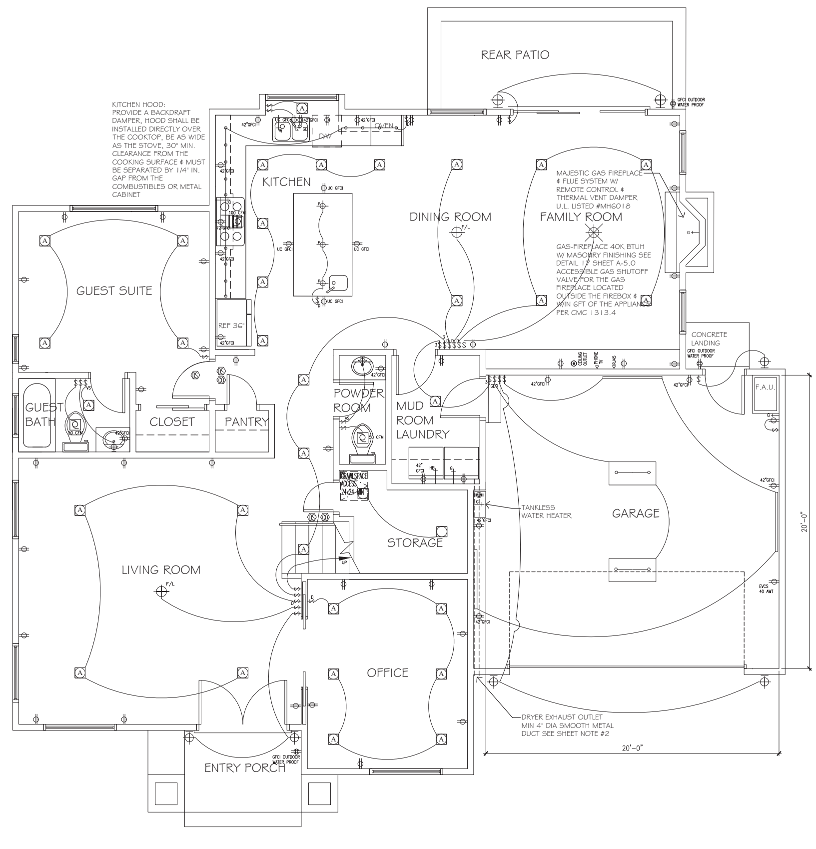
9 ALL OUTDOOR RECEPTACLES OUTLETS ARE TO BE NA WEATHER PROOFED INCLOSURE CAPABLE OF REMAINING SHOT WHEN IN USE. AND ALSO GFCI PER ARTICLE 406.8 OF 2016 CEC.
MISCELLANEOUS LIGHTING NOTES (CALIFORNIA TITLE 24 SECTION 150)

10 NEWLY INSTALLED LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY FIXTURES (E.G. FLUORESCENT) OR BE CONTROLLED BY AN OCCUPANT SENSOR WITH MANUAL ON AND AUTOMATIC OFF CONTROLS. SEE NOTE A, B & C.

11 RECESSED LIGHTING FIXTURES SHALL BE RATED AS AIR-TIGHT (AT) AND, WHEN INSTALLED IN AN INSULATED CEILING SHALL HAVE AN APPROVED ZERO CLEARANCE INSULATION COVER (IC).

12 OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY FIXTURES (E.G. FLUORESCENT) OR CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTOCONTROL, AND WP. SEE NOTE A, B & C.

13 ALL OUTLETS MUST BE TAMPER RESISTANT PER ARTICLE (2016 CEC 406.11)



1-0 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL CA 95008

Design Group
20370 TOWN CENTER LN SUITE 139
CUPERTINO, CA 95014
408.865.0577

LICENSED ARCHITECT
ZUISHUANG CHEN
NO. C-28156
REN. 5/31/19
STATE OF CALIFORNIA

WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

PLAN SUBMITTAL	03.2019
1ST PLAN CHECK	05.2019 △1
2ND PLAN CHECK	09.2019 △2
THIRD PLAN CHECK	11.2019 △3

PROJECT NO. 1808 DATE 10.01.18
DRAFTED BY: REY MAPALO

FIRST FLOOR ELECTRICAL PLAN

E-1.0

ELECTRICAL/MECHANICAL LEGEND:

- CEILING MOUNTED FIXTURE
- PENDANT LIGHT FIXTURE
- CEILING MOUNTED FAN
- CEILING MOUNTED FAN/LIGHT
- CEILING HIGH EFFICACY EXTERIOR
- RECESSED FIXTURE (IC RATED)
- RECESSED- HIGH EFFICACY
- RECESSED- HIGH EFFICACY EXTERIOR
- WET AREA RECESSED FIXTURE
- FLUORESCENT TS
- FLUORESCENT TS - DIMMABLE
- WALL-MOUNTED FIXTURE
- WALL-MOUNTED FIXTURE W/ OCCUPANCY SENSOR*
- WALL-MOUNTED FIXTURE W/ VACANCY SENSOR*****
- EXTERIOR WALL-MOUNTED HIGH EFFICACY FIXTURE
- STRIP LIGHTING
- FLUORESCENT TUBE LIGHTS
- SWITCH
- 3-WAY SWITCH
- 3-WAY SWITCH W/ DIMMER
- SWITCH W/ DIMMER
- SWITCH W/ VACANCY SENSOR
- GARAGE DOOR OPENER
- OUTLET (12" ABOVE F.F.)
- OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- UNDER COUNTER OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- EXTERIOR OUTLET W/ GFCI
- APPLIANCE OUTLET
- FLOOR OUTLET
- 220V OUTLET
- GAS CONNECTION
- EXTERIOR HOSE BIB
- INTERIOR WATER SUPPLY
- TV CABLE JACK
- PHONE JACK
- ETHERNET PORT (1ST FLOOR/2 FLOOR) (2ND FLOOR @ CEILING)
- DOORBELL
- AIR SUPPLY REGISTER
- AIR SUPPLY REGISTER (@ BASEBOARD)
- AIR RETURN REGISTER (@ WALL)
- PROGRAMMABLE THERMOSTAT (+5'-0")
- PHOTOELECTRIC SMOKE ALARM W/IN 20'0" OF KITCHEN OF FIRE-PLACE
- DUAL SENSOR SMOKE ALARM (PHOTOELECTRIC & IONIZATION)
- CARBON MONOXIDE (CO) ALARM
- EXHAUST FAN - CEILING
  BATHROOM EXHAUST FAN MIN. VENTILATION RATE 50 CFM ASHRAE 62.2-10 TABLE 5.1, TYP.
- WET AREA FLUORESCENT LIGHT EXHAUST DISCHARGE TO OUTSIDE LIGHT & FAN SWITCH SEPARATE

* AN OCCUPANCY SENSOR AUTOMATICALLY TURNS THE LIGHTS OR MOTOR LOAD ON WHEN MOTION IS DETECTED WITHIN THE SENSOR VIEWING RANGE AND AUTOMATICALLY TURNS THE LIGHTS/MOTOR LOAD OFF AFTER A DESIGNATED TIME ELAPSES WHEN THE ROOM IS VACANT AND MOTION IS NO LONGER DETECTED.

** ALL RECEPTACLES LOCATED WITHIN THE KITCHEN AREA SHALL BE "TAMPER-RESISTANT RECEPTACLES" PER ARTICLE 406.11 OF THE C.E.C. 2016 CODE.

*** ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY AND BE CONTROLLED BY MOTION SENSORS AND PHOTO CONTROLS

**** ALL LIGHTING TO BE HIGH EFFICACY LIGHTING ONLY

***** VACANCY SENSORS REQUIRE THE USER TO MANUALLY TURN ON THE LIGHTS OR MOTOR LOAD. THE SENSOR WILL AUTOMATICALLY TURN LIGHTS/MOTOR OFF AFTER A DESIGNATED TIME ELAPSES WHEN THE ROOM IS VACANT AND MOTION IS NO LONGER DETECTED. CENC 150.0(K): 2J

MISCELLANEOUS ELECTRIC NOTES:

AT LEAST ONE LUMINAIRE IN BATHROOM, LAUNDRY/UTILITY ROOM AND GARAGE TO BE CONTROLLED BY A VACANCY SENSOR.

ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY AND CONTROLLED BY ONE OF THE FOLLOWING COMBINATIONS:
A. PHOTOCELL AND MOTION SENSOR
B. PHOTOCELL AND TIME SWITCH
C. ASTRONOMICAL TIME CLOCK
D. EMCS WITH FEATURES OF ASTRONOMICAL TIME CLOCK.

LUMINAIRES RECESSED IN INSULATED CEILINGS SHALL COMPLY WITH THE FOLLOWING:
A. SHALL BE ZERO CLEARANCE IC LISTED AND CERTIFIED AIR TIGHT.
B. BE SEALED WITH GASKET OR CAULK BETWEEN LUMINAIRE HOUSING AND CEILING AND AT ALL AIR LEEK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
C. SHALL NOT CONTAIN SCREW BASE SOCKETS

THE WHOLE HOUSE NEEDS TO COMPLY WITH ASHRAE 62.2 VENTILATION STANDARDS. SEE CA ENERGY CODE SS 150(O).PROVIDE CALCULATIONS ON PLANS. SHOW THE LOCATION OF THE WHOLE-HOUSE FAN AND SPECIFY MINIMUM VENTILATION RATE

SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JA8 LIGHT APPENDIX JB) COMPLIANT LAMPS. JA8 COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JA8-2016" OR JA8-2016-E"/JA8-2016-E" LUMINAIRES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRES). CEC 150.0(K)8

ALL JA8 COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPTION CLOSETS LESS THAN 70SF and HALLWAYS). CEC 150.0(K)2G-J:
I. CEILING RECESSED DOWNLIGHT LUMINAIRES
II. LES LUMINAIRES WITH INTEGRAL SOURCE.
III. PIN BASED LED LAMPS (I.E. MR16, AR-111, ETC.)
IV. GU-24 BASED LED LIGHT SOURCES.

LIMIT THE NUMBER OF BLACK ELECTRICAL BOXES MORE THAN 5'-0" ABOVE THE FINISHED FLOOR TO NOT GREATER THAN THE NUMBER OF BEDROOMS. SHOW THESE ELECTRICAL BOXES CONTROLLED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL. CEC 150.0(K)8

SEPARATE SWITCHING FOR ANY UNDER CABINET LIGHTING (INCLUDING KITCHEN LIGHTING) FROM OTHER LIGHTING SYSTEMS. CEC 150.0(K)2L

EXHAUST FANS SWITCHED SEPARATE FROM LIGHTING (OR UTILIZED A DEVICE WHERE LIGHTING CAN BE TURNED OFF WHILE THE FAN IS RUNNING AT BATHROOMS.

A. ALL LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CENC TABLE 150.0-A.(CENC 150.0(K)3A-D)
B. IN BATHRMS, GARAGES, LAUNDRY RM & UTILITY RMS, AT LEAST ONE LUMINAIRE IN EACH SHALL BE CONTROLLED BY A VACANCY SENSOR (CENC 150.0(K)2J
C. PERMANENTLY MOUNTED OUTDOOR LIGHTING SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CENC TABLE 150-A & MEET THE REQUIREMENTS PER CENC 150.0(K)3A.0

DUCTS IN THE GARAGE & DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL & SHALL HAVE NO OPENINGS INTO THE GARAGE.

MISCELLANEOUS ELECTRICAL NOTES:

1 PROVIDE GENERAL USE ELECTRICAL RECEPTACLES SPACED SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6 FEET FROM A RECEPTACLE AND ANY WALL SPACE TWO FEET OR GREATER HAS A RECEPTACLE (EXCEPT IN BATHROOMS AND KITCHENS COUNTERTOPS). (2016 CEC 210.52)

2 ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLINGS UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. CEC 210.12

3 SMOKE DETECTORS IN NEW CONSTRUCTION AND ADDITIONS ARE TO BE 110V WITH A BATTERY BACK-UP AND INTERCONNECTED. (2016 CBC 314.3.).

4 PROVIDE A DEDICATED 20-AMP CIRCUIT FOR THE BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12" BELOW THE TOP OF THE BASIN. ALL BATHROOM OUTLETS TO BE GFCI. SECTION 210.11C 210.52D OF 2016 CEC.

5 NEW INSTALLED LIGHTING IN BEDROOMS, FAMILY ROOM, LIVING ROOMS, HALLWAYS, DINING ROOMS, ETC. SHALL BE HIGH EFFICACY FIXTURES (E.G. FLUORESCENT), OR ALL SWITCHES SHALL BE DIMMER SWITCHES, OR BE CONTROLLED BY AN OCCUPANT SENSOR WITH MANUAL ON AND AUTOMATIC OFF CONTROLS. SEE NOTE A, B & C.

6 SPECIFY CLEARANCES OF CLOSET LIGHTS TO SHELVES. SURFACE MOUNTED INCANDESCENT REQUIRES 12-INCHES CLEARANCE FROM SHELVES AND STORAGE SPACE. SURFACE MOUNTED FLUORESCENT REQUIRES 6-INCHES FROM SHELVES AND STORAGE SPACE. RECESSED INDANDESCENT AND FLUORESCENT REQUIRES 6-INCHES FROM SHELVES AND STORAGE SPACE. (2016 CEC 410.8)

7 PROVIDE A DEDICATED 30 AMP CIRCUIT FOR THE LAUNDRY. (2016 CEC 210.11)

8 PROVIDE A DEDICATED 20 AMP CIRCUIT FOR THE FURNACE AND PROVIDE A RECEPTACLE WITHIN 25'. (2016 CEC 210.63)

9 ALL OUTDOOR RECEPTACLES OUTLETS ARE TO BE NA WEATHER PROOFED INCLOSURE CAPABLE OF REMAINING SHUT WHEN IN USE. AND ALSO GFCI PER ARTICLE 406.8 OF 2016 CEC. MISCELLANEOUS LIGHTING NOTES (CALIFORNIA TITLE 24 SECTION 150)

10 NEWLY INSTALLED LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY FIXTURES (E.G. FLUORESCENT) OR BE CONTROLLED BY AN OCCUPANT SENSOR WITH MANUAL ON AND AUTOMATIC OFF CONTROLS. SEE NOTE A, B & C.

11 RECESSED LIGHTING FIXTURES SHALL BE RATED AS AIR-TIGHT (AT) AND, WHEN INSTALLED IN AN INSULATED CEILING SHALL HAVE AN APPROVED ZERO CLEARANCE INSULATION COVER (IC).

12 OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY FIXTURES (E.G. FLUORESCENT) OR CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTOCONTROL, AND WP. SEE NOTE A, B & C.

13 ALL OUTLETS MUST BE TAMPER RESISTANT PER ARTICLE (2016 CEC 406.11)

ELECTRICAL / GENERAL NOTES:

PROVIDE A 125 VOLT 15 OR 20 AMP RECEPTACLE WITHIN 25' OF HEATING OR AIR CONDITIONING EQUIPMENT. 210.63 CEC/2016

TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES - ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR. CEC 210.11(C)(1) & 210.52(B)

A DEDICATED MINIMUM 20-AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12" BELOW THE TOP OF THE BASIN. ALL BATHROOM OUTLETS TO BE GFCI. SECTION 210.11C 210.52D OF 2016 CEC.

A MINIMUM 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING AREA, PANTRY, OR OTHER SIMILAR AREAS (CEC 210.11 (C) (1))

AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC 210.11(C) (2))

IN EVERY DWELLING UNIT, FIXED APPLIANCES SUCH AS FOOD WASTE GRINDERS, DISHWASHERS, WASHING MACHINES, DRYERS, LAUNDRY TRAY LOCATIONS BUILT-IN REFRIGERATORS OR FREEZERS, FURNACES, AC UNITS, BUILT-IN HEATERS OR ANY OTHER FIXED APPLIANCE WITH A MOTOR OF ¼ < H.P. OR LARGER SHALL BE ON A SEPARATE 20 AMP. BRANCH CIRCUIT.

125- AND 250-VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. (CEC 406.8 (B) (1)).

TAMPER RESISTANT RECEPTACLES AT ALL 124 VOLT, 15 AND 20 AMP RECEPTACLES. CEC 406.11

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE INTERCONNECTED IN SUCH A MANNER THE ACTIVATION OF ONE ALARM WILL ACTIVATE THE REST OF THE ALARMS PER CRC R315.5 & R315.7, AND WIRED ON A LIGHTING CIRCUIT WITH BATTERY BACKUP. EXISTING AREAS MAY BE SOLELY BATTERY OPERATED. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN A 36" HORIZONTAL PATH FROM THE SUPPLY OR RETURN REGISTERS OF A HEATING OR COOLING SYSTEM. R314 CRC/2010 CARBON MONOXIDE ALARMS: SAME REQUIREMENTS AS SMOKE ALARMS EXCEPT NOT REQUIRED IN BEDROOMS. R315 CRC/2016

APPLIANCES DESIGNER TO BE FIXED IN POSITION SHALL BE SECURELY FASTEN IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE BUILDING CODE. 303.4 CMC / 2016 (SEISMIC BRACING FOR GAS APPLIANCES.)

APPLIANCES INSTALLED IN GARAGES OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE SHALL BE GUARDED AGAINST BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR ELEVATED OR OUT OF THE NORMAL PATH OF VEHICLES. INSTALL A 4" DIAMETER BOLLARD (FILLED W/ CONCRETE) EMBEDDED 36" INTO 12" DIAMETER FOOTING IN FRONT OF APPLIANCE OR PROVIDE A DETAIL AND OR CALCULATION FROM AN ENGINEER FOR REVIEW
604.1 CMC / 2016

APPLIANCES DESIGNER TO BE FIXED IN POSITION SHALL BE SECURELY FASTEN IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE BUILDING CODE. 303.4 CMC / 2016 (SEISMIC BRACING FOR GAS APPLIANCES.)

AT EACH KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM COUNTER SPACE WIDER THAN 12", LOCATED SO THAT NO POINT ALONG THE COUNTER WALL IS OVER 24" FROM A RECEITACLE. CEC 21-.52(C)(1)

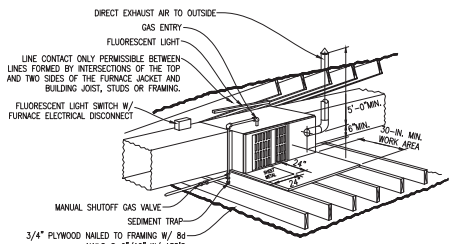
EXTERIOR RECEPTACLES MUST BE WITHIN 6'-6" OF GRADE, GFCI AND WATERPROOF CEC 210.52(E)

VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE MERV 6 FILTERS OR BETTER. CEC 150.0(M)12B.

EQUIPMENT VENTING THREW A DIRECT PATH TO THE ROOF MUST HAVE THE EXHAUST VENTS AWAY FROM THE SUPPLY VENTS.

EXTEND CLEANOUTS TO INDICATE THAT NO UNDER-FLOOR CLEANOUT SHALL BE LOCATED MORE THAN 5 FEET FROM AN ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE. 2016 CPC 707.9

DRYER MUST BE QUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN. THE DUCT IS LIMITED TO 14 FEET IN LENGTH TWO 90 DEGREE ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO CMC 504.3



CARRIER LISTED ATTIC FURNACE. DOWNFLOW/HORIZONTAL 2-SPEED, 2-STAGE, INDUCED-COMBUSTION GAS FURNACE; SIZES 065-125, SERIES 120 AND 130.

ATTIC FURNACE SHALL COMPLY WITH SECTION 904.10 CMC

2-1 ATTIC FURNACE DETAIL
SCALE: NOT TO SCALE

MECHANICAL NOTES:

A. THE FURNACE IN THE GARAGE SHALL BE INSTALLED SO THAT THE BURNERS AND BURNER IGNITION DEVICES ARE LOCATED NOT LESS THAN 18 INCHES ABOVE THE FLOOR PER CMC 305.1.
B. THE FURNACE IN THE GARAGE SHALL BE GUARDED AGAINST PHYSICAL DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF THE NORMAL PATH OF VEHICLES PER CMC 305.1.1.

WATER HEATER NOTES:

MANDATORY WATER HEATING SYSTEM REQUIREMENTS OF CENC 150.0(N)1:
A. A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
B. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED; AND
C. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE; AND
D. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR.

PLUMBING NOTES:

MAXIMUM FLOW RATES:
PER CPC CHAPTER 4 & CGBSC 4.303.1

WATER CLOSETS	1.28 GPF
LAVATORY FAUCETS	1.2 GPM @ 60 PSI MAX & 0.8 GPM @ 20 PSI MIN
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
SHOWERHEADS	2.0 GPM @ 80 PSI

ELECTRIC VEHICLE CHARGING NOTES:

PER CGBSC 4.106.4.1

A. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
B. THE RACEWAY SHALL NOT BE LESS THAN NOMINAL 1-INCH DIAMETER.
C. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX, OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER.
D. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS 'EV CAPABLE'
E. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
F. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE RESERVED OVERCURRENT PROTECTIVE DEVICE SPACE (S) AS "EV CAPABLE"

SHEET NOTES:

1-GENERAL CONTRACTOR TO VERIFY "ALL" LIGHTING & ELECTRICAL SPECIFICATIONS WITH CLIENT PRIOR TO INSTALLATION.
2-CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING & HAVE A BACK DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14' W/ TWO ELBOWS. THIS SHALL BE REDUCED 2' FOR EVERY ELBOW IN EXCESS OF 2.
3-TANKLESS WATER HEATER MUST BE MOUNTED AT LEAST 5 FT. ABOVE FINISHED FLOOR. GAS UTILIZING APPLIANCES MUST BE ELEVATED OUT OF VEHICULAR WAY PER SECTION 507.13.1 OF 2016 CPC & R315 OF 2016 CMC.
4-GFCI WET-LISTED OUTLET AT EACH BALCONY /DECK SHALL BE INSTALLED 6-1/2' MAX ABOVE FLR. FIN. PER CEC ART. 210.52(E)

GENERAL CONTRACTOR TO VERIFY "ALL" LIGHTING & ELECTRICAL SPECIFICATIONS WITH CLIENT PRIOR TO INSTALLATION.

EXHAUST DUCT NOTES:

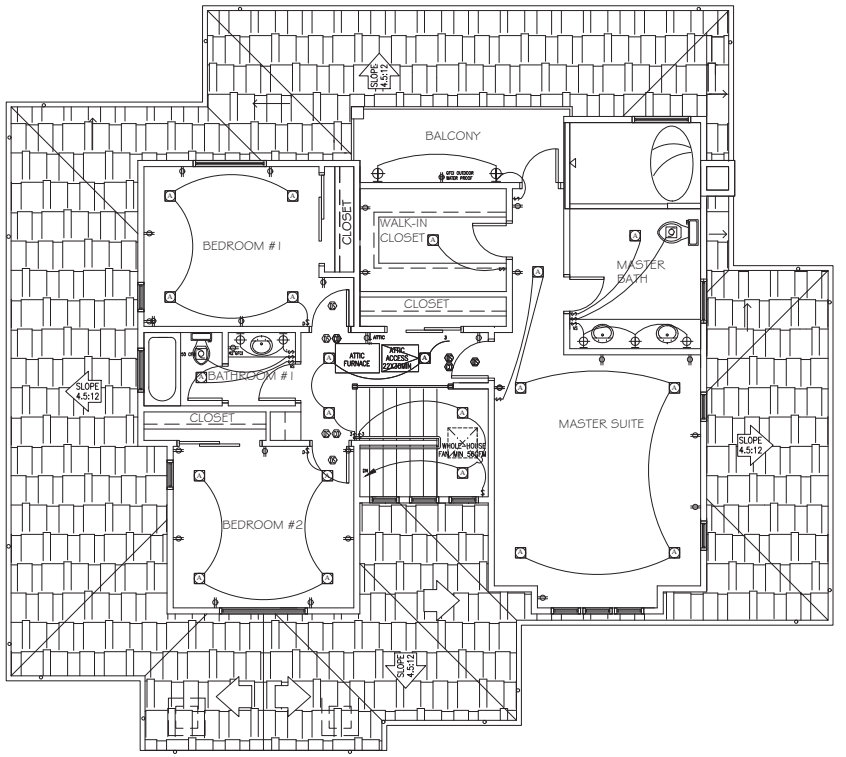
CLOTHES DRYER MOISTURE EXHAUST DUCTS PER CMC 504.4:
DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING, NOT LESS THAN 3 FEET FROM OPENINGS INTO THE BUILDING.
DUCTS SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER.
SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION.
DUCTS SHALL NOT BE CONNECTED OR INSTALLED WITH SHEET METAL SCREWS OR OTHER FASTENERS THAT WILL OBSTRUCT THE FLOW.
DUCTS SHALL BE OF METAL AND HAVE SMOOTH INTERIOR SURFACES.
DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90-DEGREE ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2 PER CMC 504.3.

EXHAUST FAN NOTE:

EXHAUST FANS IN THE BATHROOMS WILL BE ENERGY STAR COMPLIANT, TERMINATE OUTSIDE THE BUILDING AND WILL BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO 80 PERCENT (CGBSC 4.506.1).

ATTIC ACCESS NOTE:

ATTIC ACCESS LOCATIONS TO ANY LOWER ROOF ATTIC SPACES THAT EXCEED 30 SQ. FT. & HAVE A VERTICAL HT. OF 30" OR GREATER. ROUGH-FRAMED OPENINGS SHALL NOT BE LESS THAN 22"x30" PER CRC R807.1



2-0 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL CA 95008

SU Design Group
20370 TOWN CENTER LN SUITE 139
CUPERTINO, CA 95014
408.865.0577

LICENSED ARCHITECT — RENEWAL 5/31/2019 — LICENSE NO. C-28514 — STATE OF CALIFORNIA

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PROJECT NO. 1808 DATE 10.01.18
DRAFTED BY: REY MAPALO

SECOND FLOOR ELECTRICAL PLAN

E-2.0

ON-SITE GRADING & DRAINAGE PLANS

PROJECT STREET ADDRESS: 1147 SOUTH SAN TOMAS AQUINO

BUILDING PERMIT NO. 20__ - _____

ASSESSORS PARCEL NO. 403-15-003

DEED # 23886666

CITY OF CAMPBELL

DEPARTMENT OF PUBLIC WORKS

GRADING AND DRAINAGE NOTES

1. CALIFORNIA BUILDING CODE
ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE.

2. O.S.H.A. REGULATIONS
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.

3. GEOTECHNICAL (SOILS) REPORT
THE ENGINEER OF WORK HAS DESIGNED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL (SOILS) REPORT PREPARED BY _____ ***_____, DATED ___ ***_____, PROJECT NO. _____ ***_____.

*** EXISTING BUILDING DEMOLITION AND REBUILD - ARCHITECT IS USING MOST CONSERVATIVE SOIL CONDITIONS FOR FOUNDATION DESIGNS ***

4. SPECIFICATIONS AND OBSERVATIONS
ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER OR ENGINEER OF WORK. THE SOILS ENGINEER/ENGINEER OF WORK AND CITY (866-2150) SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.

5. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM
PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS, THE APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS AND THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK PREPARED BY THE STORM WATER QUALITY TASK FORCE, SANTA CLARA VALLEY WATER DISTRICT AND THE CITY OF CAMPBELL MUNICIPAL CODE REGARDING STORM WATER POLLUTION PREVENTION.

6. LOCAL NON-POINT SOURCE ORDINANCE
COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.

7. UNDERGROUND UTILITIES AND STRUCTURES
THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.

8. EROSION CONTROL
EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.

9. UTILITY ELEVATION VERIFICATION
THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.

10. UTILITY CROSSINGS
THE CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.

11. GRADING REQUIREMENTS
DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2% FOR AT LEAST 5 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 1%.

12. GRADED SITE ELEVATIONS
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 MM) PLUS 2 PERCENT. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.

13. CLEAN, SAFE AND USABLE PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY
THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

14. TOPOGRAPHY SURVEY
THE TOPOGRAPHY SURVEY MADE BY *WILSON LAND SURVEYS* ON *12-05-18*.

15. TREE REMOVAL AND PRESERVATION
THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE PLANNING DIVISION.

16. PROJECT PLANS
THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.

17. FINAL LETTER OF INSPECTION
THE SOILS ENGINEER OR ENGINEER OF WORK SHALL PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING.

18. GRADE EVENLY
THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.

19. APPROVAL OF PLANS
APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.

20. WELL LOCATIONS
ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.

21. EARTHWORK QUANTITIES
THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMIT FEES.

22. ELEVATION ADJUSTMENTS
ADJUSTMENTS OF PADS OR PARKING LOT ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER OF WORK AND THE CITY OF CAMPBELL BUILDING DIVISION.

23. TRUCK ROUTE
NOT APPLICABLE - PROJECT WILL NOT BE MOVING MORE THAN 10,000 C.Y. OF EARTH.

24. CONTRACTOR RESPONSIBILITIES
THE SOILS ENGINEER AND/OR ENGINEER OF WORK WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTORS WORKMEN'S ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

25. NEAT AND CLEAN PREMISES
DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH

26. ANY ABANDONED UNDERGROUND PIPES
ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CAMPBELL, BUILDING DIVISION.

27. HUMAN REMAINS
IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE CITY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.

28. MAINTENANCE PROCEDURES
THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.

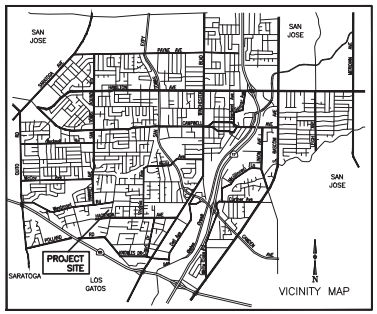
29. DUST CONTROL
ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST. GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEPT (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

30. CONSTRUCTION MITIGATION MEASURE
HOURS OF CONSTRUCTION SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY, AND 9:00 A.M. TO 4:00 P.M. ON SATURDAY. CONSTRUCTION ACTIVITIES SHALL NOT TAKE PLACE ON SUNDAYS AND HOLIDAYS.

31. CONSTRUCTION PERIMETER RETENTION WALLS
ALL PROPERTY LINE RETENTION WALLS SHALL BE MADE OF CONCRETE OR MASONRY.

32. STORMWATER TREATMENT FACILITIES
ALL STORMWATER TREATMENT FACILITIES REQUIRE PUBLIC WORKS INSPECTIONS. CALL 408-866-2150 TO SCHEDULE INSPECTIONS 48-HOURS PRIOR.

1-800-227-2600
CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
1-800-227-2600



VICINITY MAP

SITE SURFACE COVERAGE

	SF	% COVERAGE
EXISTING CONDITIONS	1,732	21.6%
PERVIOUS	2,327	29.1%
IMPERVIOUS	5,675	70.9%

AGENCY INDEX

SANTA CLARA COUNTY FIRE DEPARTMENT	(408) 378-4010
CITY OF CAMPBELL - PUBLIC WORKS	(408) 866-2150
CITY OF CAMPBELL - POLICE	(408) 866-2121
SBC TELEPHONE	(408) 811-3900
PACIFIC GAS & ELECTRIC	(408) 973-8980
SAN JOSE WATER COMPANY	(408) 279-7900
SANTA CLARA VALLEY WATER DISTRICT	(408) 265-2600
COMCAST CABLE TELEVISION	(408) 452-9100
WEST VALLEY SANITATION DISTRICT	(408) 378-2407

ABBREVIATIONS

AB	AGGREGATE BASE	LOL	LAYOUT LINE
AC	ASPHALT CONCRETE	MAX	MAXIMUM
BC	BEGIN CURVE	MH	MANHOLE
BCR	BEGIN CURB RETURN	MIN	MINIMUM
CL	CLASS	OG	ORIGINAL GRADE
DIA	DIAMETER	PB	PULL BOX
DWY	DRIVEWAY	PCC	PORTLAND CEMENT CONCRETE
EC	END CURVE	PVC	POLYVINYL CHLORIDE
ECR	END CURB RETURN	R	RADIUS
ED	EDGE DRAIN	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	R/W	RIGHT-OF-WAY
FC	FACE OF CURB	STA	STATION
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
INV	INVERT	TEMP	TEMPORARY
IRR	IRRIGATION	TYP	TYPICAL

Earthwork Quantities

FILL:	5 CY
CUT:	14 CY
IMPORT:	0 CY
EXPORT:	9 CY

CITY OF CAMPBELL
PLANNING DIVISION CLEARANCE

PLAN CHECK # _____

APPROVED BY: _____

DATE: _____

CITY OF CAMPBELL
PUBLIC WORKS DEPARTMENT CLEARANCE

THIS PLAN WITH ATTACHED DOCUMENTS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF CAMPBELL AND STATE OF CALIFORNIA CODES AND THE CURRENT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. THIS PLAN SHALL NOT BE CHANGED OR MODIFIED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL. WORK PROPOSED RELATED TO THIS PLAN SHALL BE DONE IN ACCORDANCE WITH THIS PLAN AND ALL APPLICABLE CODES. THIS APPROVAL SHALL NOT BE HELD TO PERMIT OR UNDERSTOOD AS TO BE AN APPROVAL OF A VIOLATION OF ANY CITY OR STATE LAW.

BY: _____ DATE: _____

INDEX OF DRAWINGS

LEGEND

	EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER		
CENTER LINE	℄	℄
PROPERTY LINE	P	P
EDGE OF PAVEMENT		
DRIVEWAY		
PCC OR AC REMOVAL		
STANDARD CITY MONUMENT		
BENCH MARK		
MANHOLE		
STORM DRAIN INLET		
WATER METER	W	W
VALVE		
FIRE HYDRANT		
STREET LIGHT		
POWER POLE		
PULL BOX		
CABLE TELEVISION LINE	TV	TV
ELECTRICAL LINE	E	E
IRRIGATION LINE	IR	IR
NATURAL GAS LINE	G	G
OVERHEAD LINE	OH	OH
SANITARY SEWER LINE	SS	SS
STORM DRAIN LINE	SD	SD
TELEPHONE LINE	T	T
WATER LINE	W	W
TRAFFIC SIGNAL CONDUIT	TS	TS
LIGHTING CONDUIT	L	L
ROADSIDE SIGN & SIGN CODE	R1	R1
FENCE		
TREE/SHRUB		

BENCHMARK

ELEVATION: 237.771 FEET

LOCATION: N.W. CORNER SAN TOMAS AQUINO RD. & HACIENDA AVE. AT CENTER OF C.R.

DESCRIPTION: #56 – 2-1/4" BRASS DISK IN TOP OF CURB

SEAL OF ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.

THE DESIGN INCLUDES PRINCIPLES AND TECHNIQUES TO REDUCE QUANTITY AND IMPROVE THE QUALITY OF STORM WATER RUNOFF, AS REQUIRED BY NPDES.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CAMPBELL IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

SIGNATURE _____ P.E.

NICHOLAS G. MILLER, P.E.

PRINT

365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015

No.	Revision	Date	By:	Chkd

Date:
Drawn By: ECM
Designed By: NGM

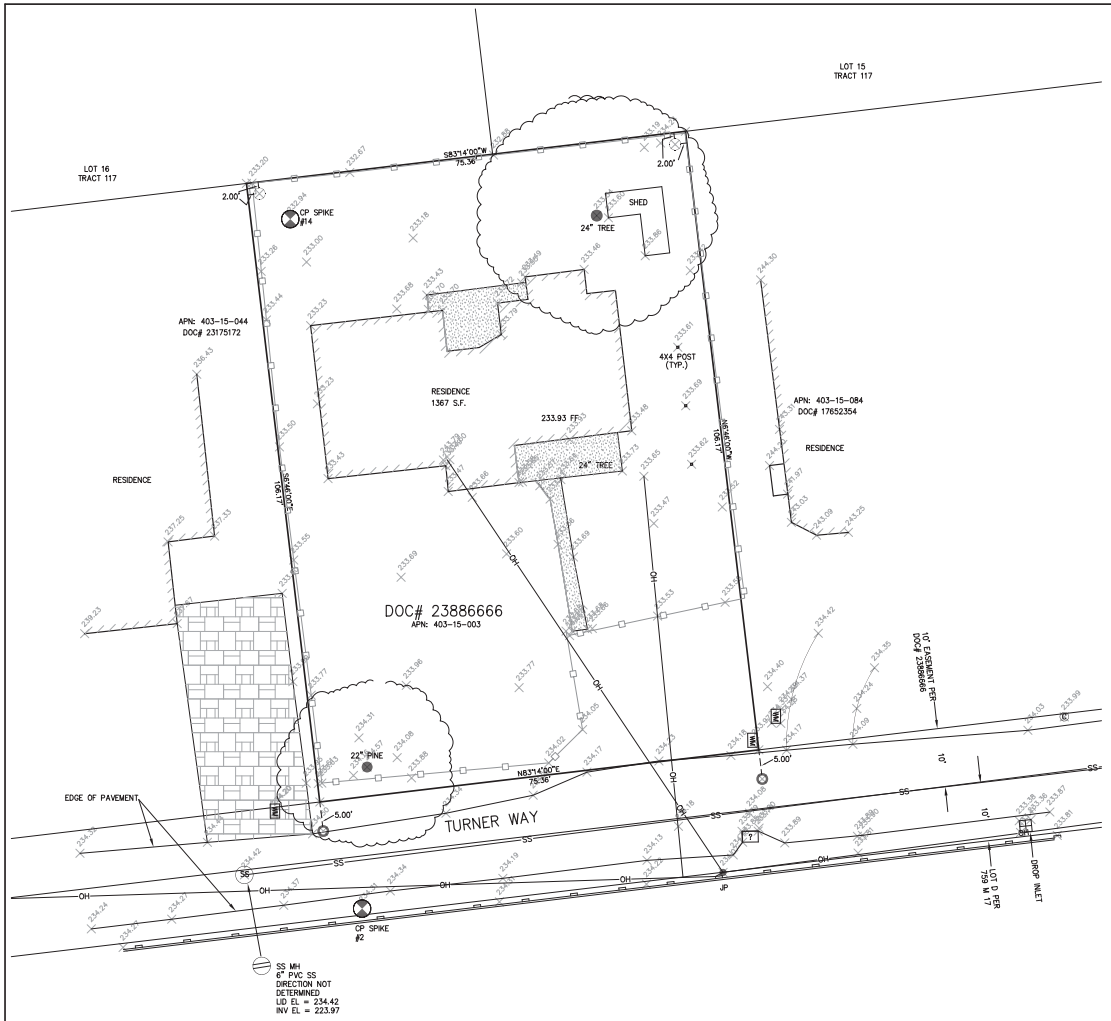
DESIGN EVEREST, INC
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015

TITLE SHEET
GRADING AND DRAINAGE PLANS
PROJECT ADDRESS: 1147 S. SAN TOMAS AQUINO
DEED # 2388666 BUILDING PERMIT NO. 20__-__

CITY OF CAMPBELL, CALIFORNIA

SCALE: N.T.S.

SHEET: 1 OF 8



CONTROL POINTS				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
2	5461.2507	4319.6234	234.31	CP SPIKE
14	5578.7785	4307.3775	232.94	CP SPIKE

SURVEYOR'S NOTE

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

12-6-18

KENNETH D. WILSON LS 5571

SITE BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS CITY OF CAMPBELL BENCHMARK NUMBER 56 HAVING AN ELEVATION OF 237.77.

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

A TITLE REPORT WAS NOT AVAILABLE FOR THIS PROPERTY WHEN THE MAP WAS PREPARED. CAUTION SHOULD BE EXERCISED WHEN DESIGNING THE SITE. THERE MAY BE EXISTING EASEMENTS THAT IMPACT THE PROPERTY.

LEGEND

- FOUND AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP LS 5571
- SET NAIL AND 1-1/2" ALUMINUM TAG LS 5571 IN CONCRETE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JOINT POLE
- GUYWIRE
- W — BLUE PAINT- EVIDENCE OF UNDERGROUND WATER LINE
- ELECTRIC METER
- GAS METER
- (W) MONITORING WELL
- G — YELLOW PAINT, EVIDENCE OF UNDERGROUND GAS LINE
- P PHONE BOX
- (P) PHONE MANHOLE
- P — EVIDENCE OF UNDERGROUND PHONE LINE
- TV TV BOX
- OH — OVERHEAD LINE
- TV — EVIDENCE OF UNDERGROUND TV LINE
- STORM DRAIN MANHOLE
- DROP INLET
- SEWER MANHOLE
- (C) SEWER CLEANOUT
- SS — GREEN PAINT- EVIDENCE OF UNDERGROUND SEWER LINE
- SIGN
- CONTROL POINT
- LAMP POST
- ELECTRIC BOX
- WOOD FENCE
- CONCRETE
- 'LO' LIVE OAK
- WO WHITE OAK
- RW REDWOOD
- TYP. TYPICAL
- PROPERTY LINE
- CHAIN LINK FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.P.E. SLOPE PROTECTION EASEMENT
- BRICKS
- PAVERS
- BUILDING

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

Email: koenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com

WILSON LAND SURVEYS
261 CARLTON CT.
LOS GATOS, CA 95032
408-540-7687

LICENSED LAND SURVEYOR
KENNETH DOUGLAS WILSON
12-5-18
NO. 5571
STATE OF CALIFORNIA

TOPOGRAPHIC SURVEY

AS REQUESTED BY:

STEVEN WANG

LEGAL DESCRIPTION: PARCEL OF LAND IN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AS DESCRIBED IN THE DEED RECORDED AS DOCUMENT NUMBER 23886666 RECORDS OF SAID COUNTY AND STATE.

APN: 403-15-003

DATE: NOVEMBER 2018

FILENAME: J-098 SAN TOMAS AQUINO

SITE ADDRESS: 1147 S SAN TOMAS AQUINO ROAD CAMPBELL

DRAWN BY:	SCALE:	PROJECT:	JOB NUMBER:	SHEET:
KDW	1"= 10'	J-098	J-098	1 OF 1

ON–SITE GRADING & DRAINAGE PLANS

STANDARD GRADING & DRAINAGE PLAN NOTES

Revision 11/16/2018

Note: This drawing is approved subject to:

1. All grading is subject to observation by the City. Permittee or representative shall notify the City of San Jose Department of Public Works Project Inspector at least 48 hours before start of any grading. The Project Inspector is _____Voicemail No. (408) 975-_____

2. Approval of this plan applies only to (A) the excavation, placement, and compaction of natural earth materials, (B) the installation of on-site (i.e. private property) storm water conveyance and treatment facilities that are outside of the 5-foot Building envelope, and (C) the installation of retaining structures that are independent of any building structure (see note 3 below). This approval does not confer any rights of entry to either public property or the private property of others. Approval of this plan also does not constitute approval of any improvements with the exception of those listed above. Proposed improvements, with the exception of those listed above, are subject to review and approval by the responsible authorities and all other required permits shall be obtained.

3. Unless otherwise noted on the plan, any depiction of a retaining structure on this plan shall not constitute approval for construction of the retaining structure unless a separate structural review, by the Department of Public Works is completed and approved.

4. It shall be the responsibility of the Permittee or agent to identify, locate and protect all underground facilities.

5. The permittee or agent shall maintain the streets, sidewalks and all other public rights-of-way in a clean, safe and usable condition. All spills of soil, rock or construction debris shall be removed from the publicly owned property during construction and upon completion of the project. All adjacent property, private or public shall be maintained in a clean, safe and usable condition.

6. All grading shall be performed in such a manner as to comply with the standards established by the Air Quality Management District for airborne particulates.

7. This project has been designed to comply with the Flood Hazard Area Regulations as stated in Chapter 17.08 of the San Jose Municipal Code.

8. All known well locations on the site have been included and such wells shall be maintained or abandoned according to current regulations administered by the Santa Clara Valley Water District. Call (408) 265-2600 Extension 2660 to arrange for District observation of all well abandonments.

9. In the event that Human Remains and/or Cultural Materials are found, all project-related construction should cease within a 100-foot radius. The contractor shall, pursuant to section 7050.5 of the Health and Safety code, and section 5097.94 of the Public Resources Code of the State of California, notify the Santa Clara County Coroner immediately.

10. This plan does not approve the removal of trees. Appropriate tree removal permits and methods of tree preservation should be obtained from the City's Planning Department and the City Arborist.

11. For non-residential projects, any non-hazardous export resulting from project related excavation or land clearing shall be 100% reused and recycled per California Green Building Standards Code section 5.408.

12. Bolt-down storm drain manhole covers shale be used when storm drain manholes are not in the street (i.e. landscaped areas, sidewalks, on-site easements, etc.).

13. Storm Drain Inlets:

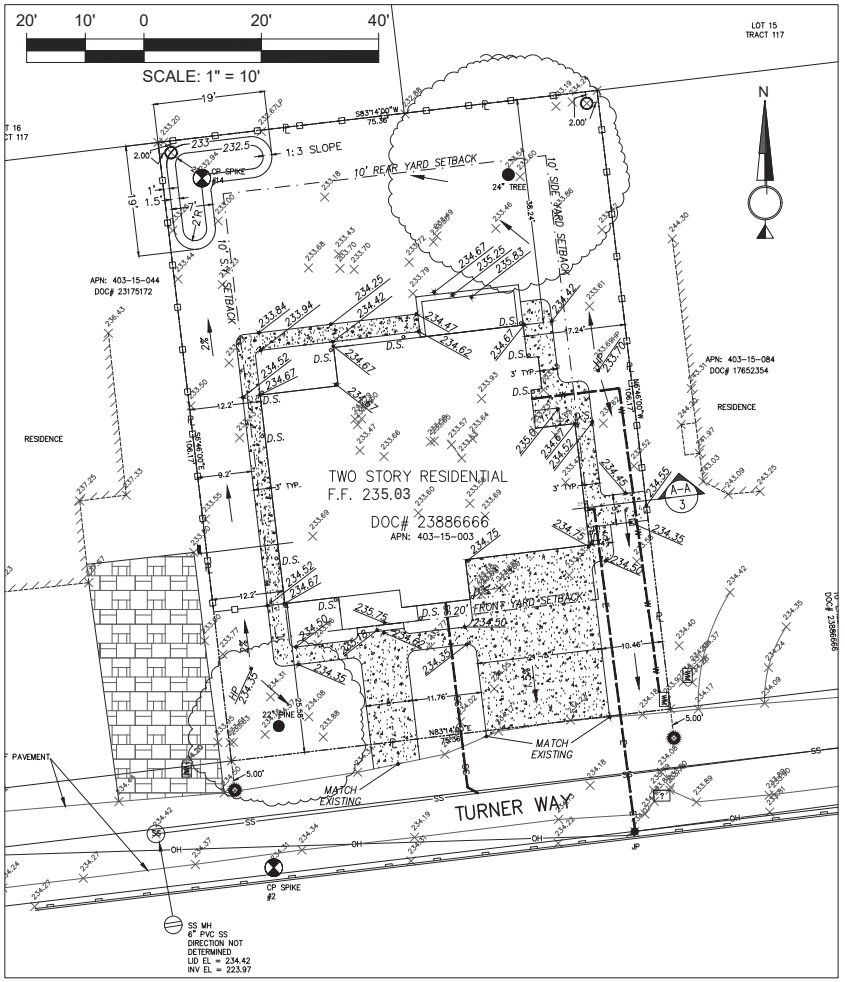
A. Stenciling Location: Contractor shall stencil all storm drain inlets and catch basins with the "NO DUMPING - FLOWS TO NEIGHBORHOOD CREEK" stencil. The "No Dumping" message should be applied to both the top of the curb and the face of the curb next to the storm drain inlet, perferably on the left side. If this is not feasible, place the message in the street in front of the inlet.

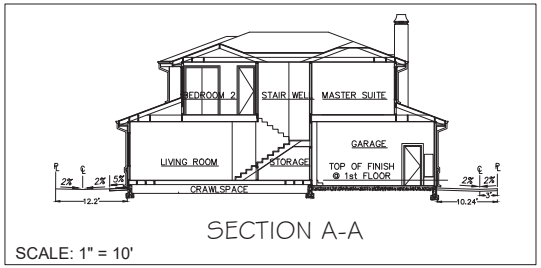
B. Previously Marked Inlets: Inlets that have already been labeled with permanent plastic "No Dumping" markers do not need stenciling. If the inlet has been previously stenciled, paint over the old paint and apply a fresh stencil.

C. Colors and Materials: Use white traffic striping paint for the background and blue traffic striping paint for the lettering. Traffic striping paint can be purchased at commercial paint retailers or through specialty traffic control or construction suppliers. The use of ordinary paint for storm drain marking is not allowed. The stencils may be obtained, at no charge, through the Environmental Services Department. Contact Amber Schat at 408-945-3000

STORMWATER MANAGEMENT PLAN EXEMPTION:

Exempt projects are defined as:
Construction of one single-family home, which is not part of a larger common plan of development, with the incorporation of appropriate pollutant source control and design measures, and using landscaping to treat runoff from house-associated impervious surfaces such as from roofs, patios, driveways, sidewalks and similar surfaces.





LEGEND

	EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER		
CENTER LINE	℄	℄
PROPERTY LINE	P	P
EDGE OF PAVEMENT		
DRIVEWAY		
PCC OR AC REMOVAL		
STANDARD CITY MONUMENT		
BENCH MARK		
MANHOLE		
STORM DRAIN INLET		
WATER METER	W	W
VALVE		
FIRE HYDRANT		
STREET LIGHT		
POWER POLE		
PULL BOX		
CABLE TELEVISION LINE	TV	TV
ELECTRICAL LINE	E	E
IRRIGATION LINE	IR	IR
NATURAL GAS LINE	G	G
OVERHEAD LINE	OH	OH
SANITARY SEWER LINE	SS	SS
STORM DRAIN LINE	SD	SD
TELEPHONE LINE	T	T
WATER LINE	W	W
TRAFFIC SIGNAL CONDUIT	TS	TS
LIGHTING CONDUIT	L	L
ROADSIDE SIGN & SIGN CODE	R1	R1
FENCE		
TREE/SHRUB		
DOWNSPOUT		D.S.

No.	Revision	Date	By	Chkd

DESIGN EVEREST, INC
965 CLEVELAND AVE.
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015

Date:
Drawn By: NGM
Designed By: NGM

SHEET DESCRIPTION
ON–SITE GRADING & DRAINAGE PLANS
1147 S. SAN TOMAS AQUINO
BUILDING PERMIT NO._____

CITY OF CAMPBELL, CALIFORNIA

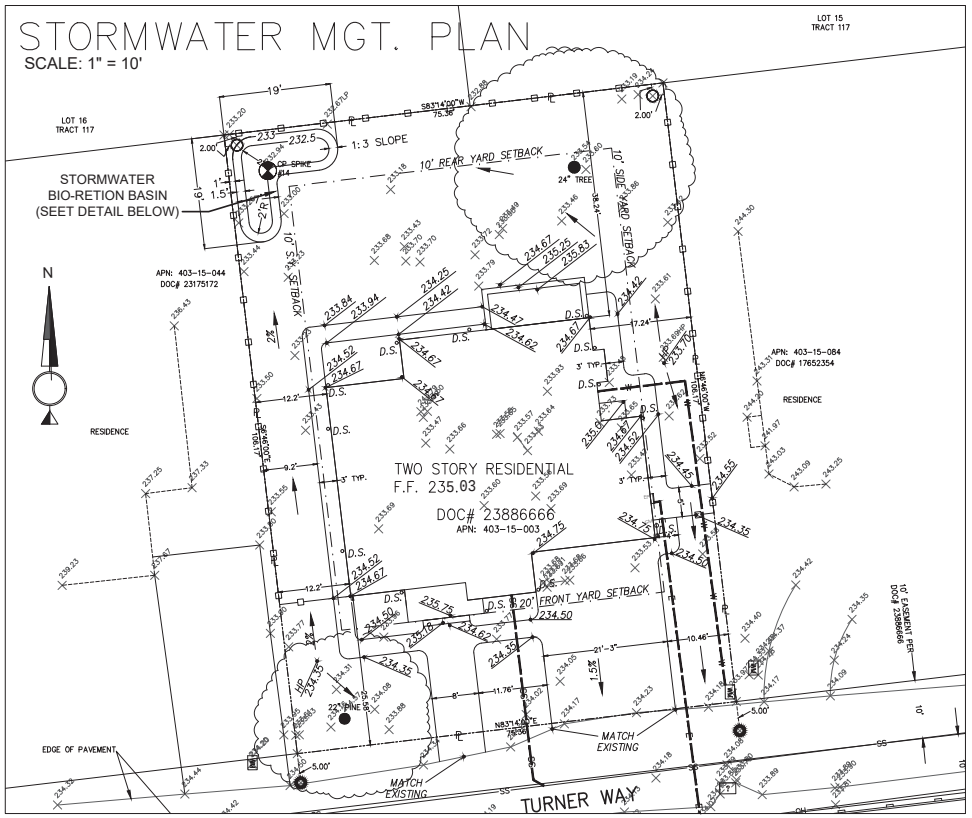
SCALE:
1"=10'

SHEET:
3/8

COMPOSITE UTILITY & STORMWATER MGT. PLAN

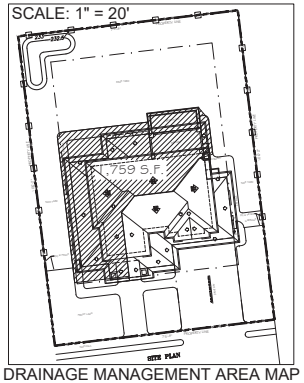
STORMWATER MGT. PLAN

SCALE: 1" = 10'



STORMWATER BIO-RETION BASIN SIZING CALCULATIONS:

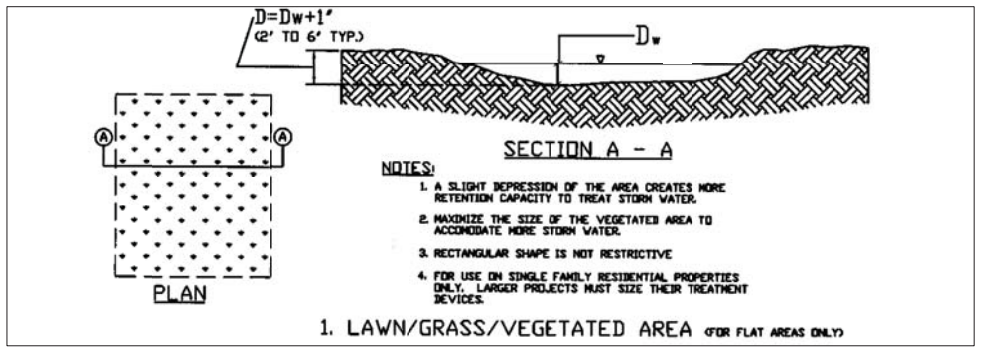
VOLUME REQUIRED = 4%*1,759 SF = 70 C.F.
VOLUME PROVIDED = ELEV. 233 = 190 SQ. FT.
ELEV. 232.5 = 100 SQ. FT.
190+100 / 2 * 0.5'= 72.5 C.F.



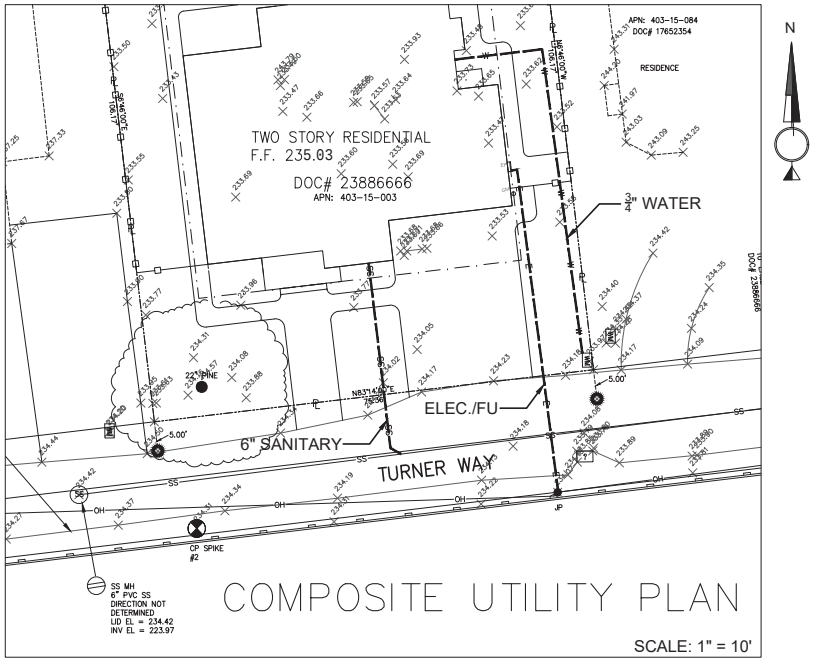
DRAINAGE MANAGEMENT AREA MAP

LEGEND

	EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER		
CENTER LINE		
PROPERTY LINE		
EDGE OF PAVEMENT		
DRIVEWAY		
PCC OR AC REMOVAL		
STANDARD CITY MONUMENT		
BENCH MARK		
MANHOLE		
STORM DRAIN INLET		
WATER METER		
VALVE		
FIRE HYDRANT		
STREET LIGHT		
POWER POLE		
PULL BOX		
CABLE TELEVISION LINE	TV	TV
ELECTRICAL LINE	E	E
IRRIGATION LINE	IR	IR
NATURAL GAS LINE	G	G
OVERHEAD LINE	OH	OH
SANITARY SEWER LINE	SS	SS
STORM DRAIN LINE	SD	SD
TELEPHONE LINE	T	T
WATER LINE	W	W
TRAFFIC SIGNAL CONDUIT	TS	TS
LIGHTING CONDUIT	L	L
ROADSIDE SIGN & SIGN CODE	R1	R1
FENCE		
TREE/SHRUB		



1. LAWN/GRASS/VEGETATED AREA (FOR FLAT AREAS ONLY)



COMPOSITE UTILITY PLAN

SCALE: 1" = 10'

No.	Revision	Date	By	Chkd

DESIGN EVEREST, INC
981 CLEVELAND AVE.
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015

Date:
Drawn By: NGM
Designed By: NGM

SHEET DESCRIPTION
ON-SITE GRADING & DRAINAGE PLANS
1147 S. SAN TOMAS AQUINO
BUILDING PERMIT NO._____

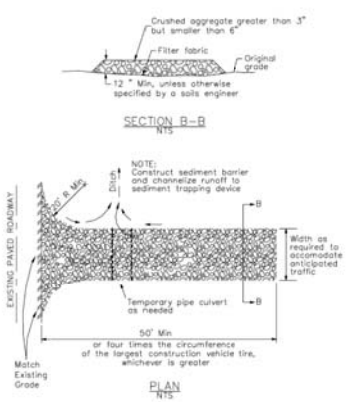
CITY OF CAMPBELL, THE ORCHARD CITY
CAMPBELL, CALIFORNIA

SCALE:
1"=10'

SHEET:
4/8

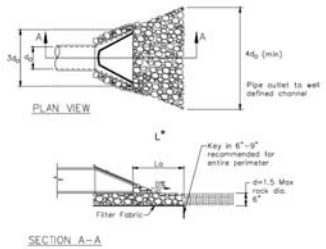
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



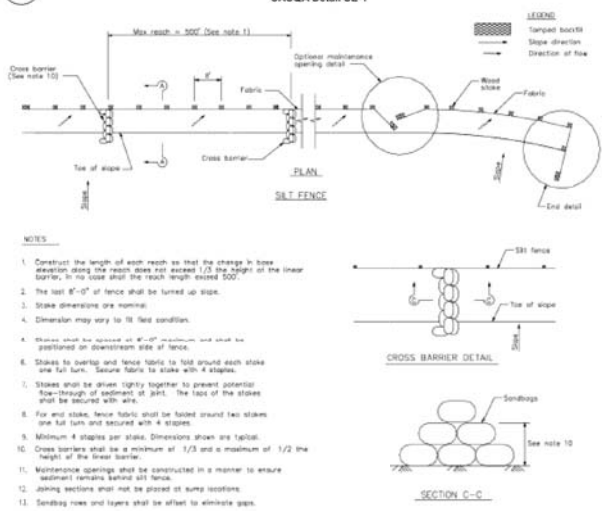
4 Velocity Dissipation Devices

CASQA Detail EC-10



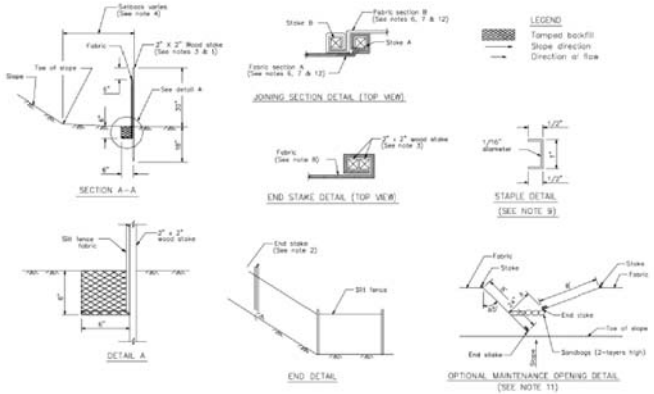
1 Silt Fence

CASQA Detail SE-1



2 Silt Fence

CASQA Detail SE-1



Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

STANDARD BEST MANAGEMENT PRACTICE NOTES

1. Solid and Demolition Waste Management: Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
2. Hazardous Waste Management: Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
3. Spill Prevention and Control: Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
4. Vehicle and Construction Equipment Service and Storage: An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
5. Material Delivery, Handling and Storage: In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
6. Handling and Disposal of Concrete and Cement: When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
7. Pavement Construction Management: Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
8. Contaminated Soil and Water Management: Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
9. Sanitary/Septic Water Management: Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
10. Inspection & Maintenance: Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management:

   Tracking Prevention & Clean Up: Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.

   Storm Drain Inlet and Catch Basin Inlet Protection: All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.

   Storm Water Runoff: No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.

   Dust Control: The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.

   Stockpiling: Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures(tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
2. Erosion Control: During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
3. Inspection & Maintenance: Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/ or alternative control measures implemented immediately, within 24 hours of the problem being identified.
4. Project Completion: Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information

Best Management Practices and Erosion Control Details Sheet 1
County of Santa Clara

BMP-1

No.	Revision	Date	By	Chkd

Date:
Drawn By: NGM
Designed By: NGM

DESIGN EVEREST, INC
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015

SHEET DESCRIPTION
ON-SITE GRADING & DRAINAGE PLANS
1147 S. San Tomas Aquino, Campbell, CA
BUILDING PERMIT NO._____

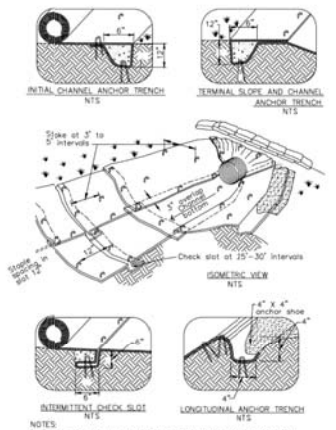
CAMPBELL, CALIFORNIA

SCALE:

SHEET:

7 Geotextiles and Mats

CASQA Detail EC-7

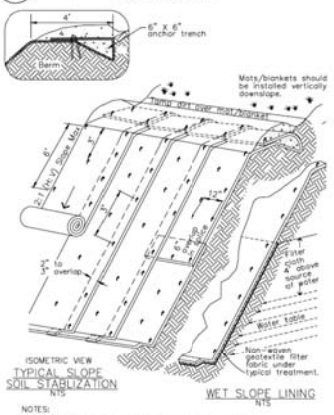


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

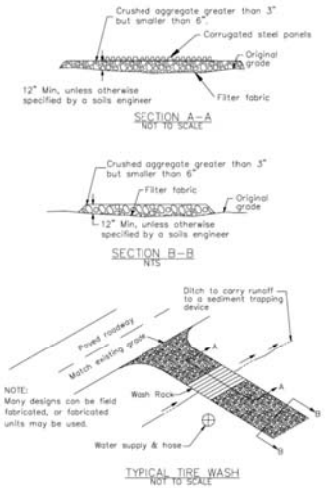


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

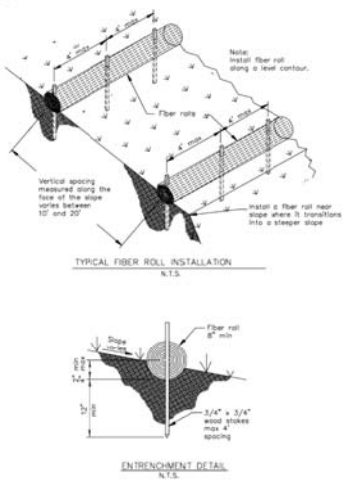
3 Entrance/Outlet Tire Wash

CASQA Detail TC-3



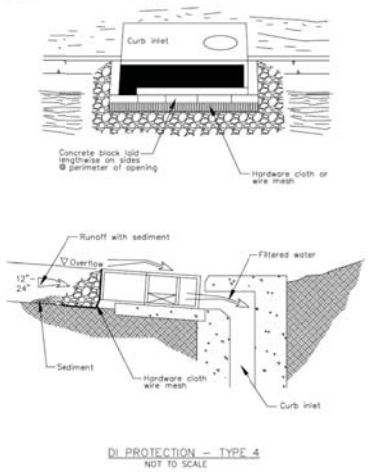
1 Fiber Rolls

CASQA Detail SE-5



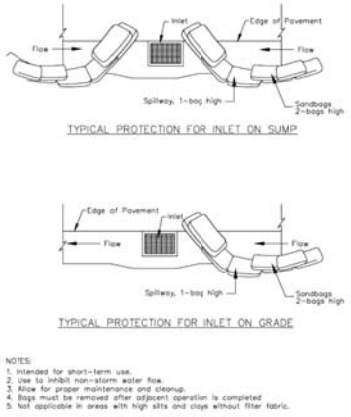
8 Storm Drain Inlet Protection

CASQA Detail SE-10



6 Storm Drain Inlet Protection

CASQA Detail SE-10

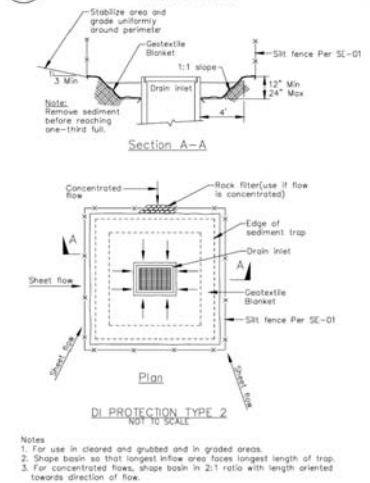


NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

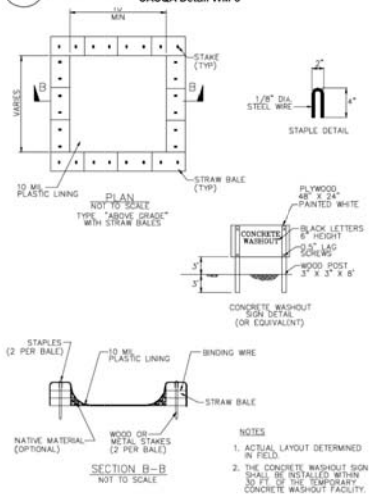
CASQA Detail SE-10



Notes
1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap.
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

2 Concrete Waste Management

CASQA Detail WM-8



NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 50 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

Project Information

Best Management Practices and Erosion Control Details Sheet 2
County of Santa Clara

BMP-2

No.	Revision	Date	By	Chkd

Date:
Drawn By: NGM
Designed By: NGM

DESIGN EVEREST, INC
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015

SHEET DESCRIPTION
GRADING & DRAINAGE PLANS
ON-SITE
11477 S. San Tomas Aquino, Campbell, CA
BUILDING PERMIT NO._____

CAMPBELL, CALIFORNIA

SCALE:

SHEET:
6 / 8

EROSION CONTROL PLAN

WORK TO BE DONE:

EROSION CONTROL WORK CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT CITY OF CAMPBELL OR SANTA CLARA COUNTY AREA REGIONAL STANDARD DRAWINGS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND PER THE CITY OF CAMPBELL OR SANTA CLARA COUNTY GRADING ORDINANCE.

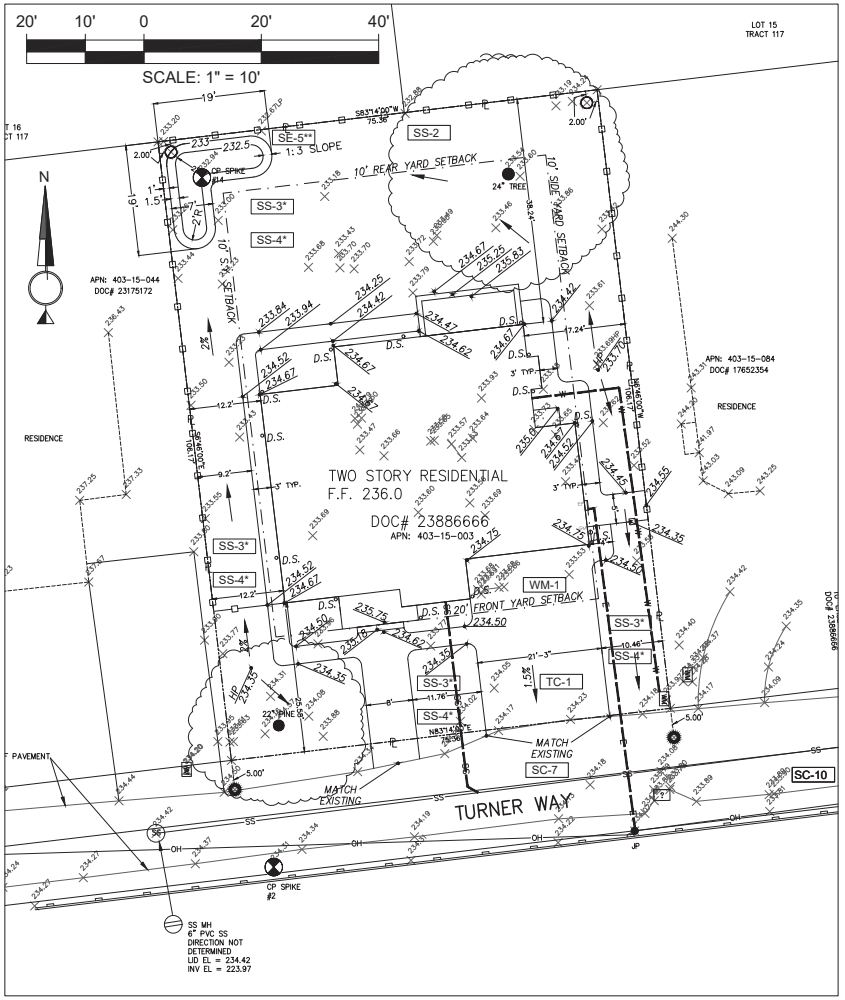
NOTE: THIS LIST IS PARTIAL, APPLY BMPS PER SHEETS 5 AND 6 AS SITE CONDITIONS CHANGE AND REQUIRE ALTERNATE MEASURES TO PREVENT SOIL EROSION.

BMP LEGEND (SEE ALSO P.5 AND P.6)

SS-2	PRESERVATION OF EXISTING VEGETATION (PEV)
SS-3*	BONDED OR STABILIZED FIBER MATRIX (WINTER) (M)
SS-4*	HYDROSEEDING (SUMMER) (TSP)
WM-1	MATERIAL DELIVERY & STORAGE
TC-1	STABILIZED CONSTRUCTION ENTRANCE
SC-7	STREET SWEEPING AND VACUUMING
SC-10	STORM DRAIN INLET PROTECTION
	DIRECTION OF LOT DRAINAGE
SE-5**	FIBER ROLL(S)

*TEMPORARY MEASURES IF NEEDED, FIRST FOLLOW LANDSCAPE PLAN FOR PERMANENT EROSION CONTROL MEASURES FOR PLANTING AREAS

**ASSES PRESERVATION OF EXISTING LANDSACPING AND DETERMINE IF ADDITIONAL SOIL EROSION PROTECTION IS NEEDED IN THE FORM OF FIBER ROLLS OR EQUAL TO PREVENT THE MIGRATION OF SEDIMENT ON TO OTHER PROPERTIES.



LEGEND

	EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER		
CENTER LINE	℄	℄
PROPERTY LINE	P	P
EDGE OF PAVEMENT		
DRIVEWAY		
PCC OR AC REMOVAL		
STANDARD CITY MONUMENT		
BENCH MARK		
MANHOLE		
STORM DRAIN INLET		
WATER METER	W	W
VALVE		
FIRE HYDRANT		
STREET LIGHT		
POWER POLE		
PULL BOX		
CABLE TELEVISION LINE	TV	TV
ELECTRICAL LINE	E	E
IRRIGATION LINE	IR	IR
NATURAL GAS LINE	G	G
OVERHEAD LINE	OH	OH
SANITARY SEWER LINE	SS	SS
STORM DRAIN LINE	SD	SD
TELEPHONE LINE	T	T
WATER LINE	W	W
TRAFFIC SIGNAL CONDUIT	TS	TS
LIGHTING CONDUIT	L	L
ROADSIDE SIGN & SIGN CODE	R1	R1
FENCE		
TREE/SHRUB		

No.	Revision	Date	By	Chkd

Date:
Drawn By: NGM
Designed By: NGM

DESIGN EVEREST, INC
555 CLYDE AVE.
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015

SHEET DESCRIPTION
EROSION CONTROL PLAN
1147 S. SAN TOMAS AQUINO
BUILDING PERMIT NO._____

CITY OF CAMPBELL, THE WORLD IS OUR HOME, CAMPBELL, CALIFORNIA

SCALE:
1"=10'

SHEET:
7/8

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.
- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems and is prohibited by law.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.

OR

- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.
- Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.
- Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dust control.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE:

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

PAINTING CLEANUP

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of:
  - grading equipment
  - paving machines
  - dump trucks
  - concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

GENERAL BUSINESS PRACTICES

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.
- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over application by water trucks for dust control.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

MATERIALS/WASTE/HANDLING

- Practice Source Reduction-minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

Note: The property owner and the contractor share ultimate responsibility for the activities that occure on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

Spill Response Agencies

1. Dial 911
2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
3. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

Santa Clara County Office of Toxics and Solid Waste Management
(408) 441-1195

Santa Clara Valley Water District
(408) 927-0710

San Jose/Santa Clara Water Pollution Control Plant
(408) 945-5300
Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga

Sunnyvale Water Pollution Control Plant
(408) 730-7270

Palo Alto Regional Water Quality Control Plant
(415) 329-2598
Serving East Palo Alto, Los Altos, Los Altos Hills, Montain View, Palo Alto, and Stanford

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

A. **Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed $1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

B. **Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed $1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

C. **Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.

D. **Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

No.	Revision	Date	By	Chkd

Date: 07/01/03
Drawn By:
Designed By:

PLAN FOR THE IMPROVEMENT OF

BLUEPRINT FOR A CLEAN BAY

ENCROACHMENT PERMIT NO.

CITY OF CAMPBELL, MEMBER BAY

SCALE: N.T.S.

SHEET: 8 OF 8

J:\Landfl\w\Title Sheets\Blueprint for a clean bay

FRONT SETBACK HARDSCAPE COVERAGE

Front setback area: 1500 sf

Allowable coverage: 50% or 750 sf

Proposed coverage:

Driveway: 425 sf

Entry Walk: 135 sf

Total: 37% 560 sf

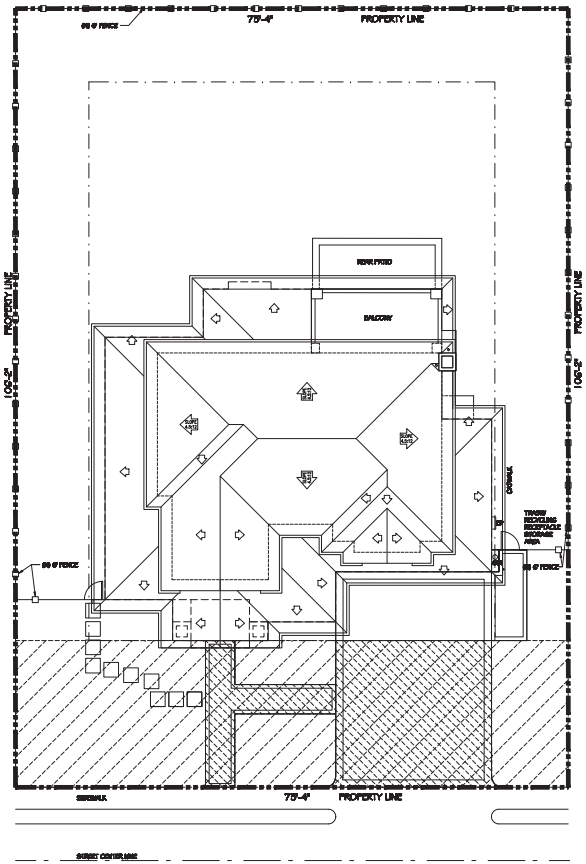
Front yard area

Proposed coverage

TULBAGHIA CAREX ECHEVERIA HELICTOTRICHON ACHILLEA ACHILLEA

LOROPETALUM PHORMIUM PITTOSPORUM COTINUS LOMANDRA COTINUS

PISTACHIA



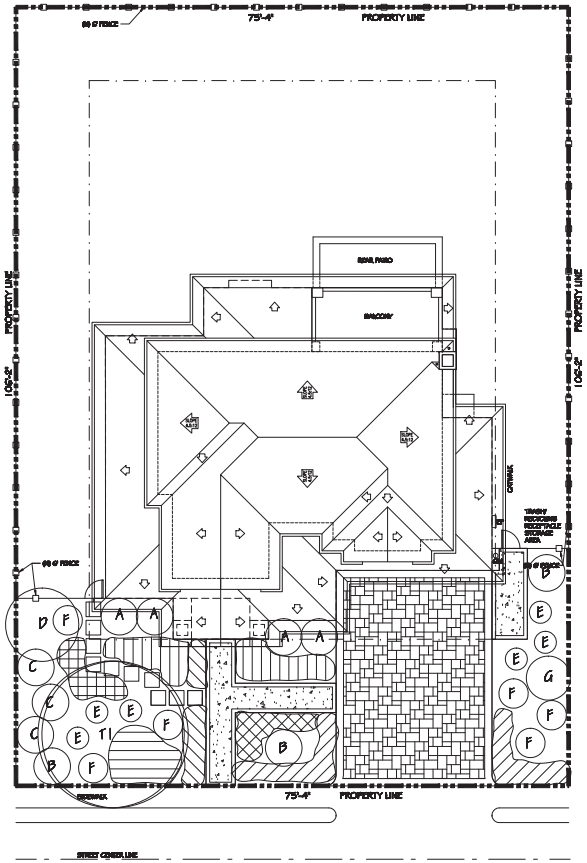
SITE PLAN

FRONT YARD COVERAGE

1/8" = 1'-0"

PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	WUCOLS
	Tulbaghia violacea @ 24" oc	1 gallon	low	3
	Carex divulsa / Berkeley Sedge @ 36" oc	1 gallon	low	3
	Echeveria variation / Succulents @ 12" oc	1 gallon	low	3
	Helictotrichon sempervirens / Blue Oat Grass @ 24" oc	1 gallon	low	3
	Achillea Moonshine / Yarrow @ 30" oc	1 gallon	low	3
	Achillea Apple Blossom / Yarrow @ 30" oc	1 gallon	low	3
A	Loropetalum Sizzurst	5 gallon	low	3
B	Pittosporum Apricot Queen / Pitt.	5 gallon	low	3
C	Pittosporum tobira Variegata	5 gallon	low	3
D	Cotinus Royal Purple / Smoke Tree	15 gallon	low	3
E	Lavandula Grosso / Lavender	5 gallon	low	3
F	Lavandula Provence	5 gallon	low	3
G	Cotinus Golden Spirit / Smoke Tree	5 gallon	low	3
PI	Pistachia chinensis Keith Davey / Chinese Pistache	24" box	low	3



SITE PLAN

MASTER/ PLANTING PLAN

1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

6179 Oneida Drive
San Jose, California 95123

tel 408 691-9207
fax 408 226-6089
email wjheldasla@comcast.net

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 06/30/2019
STATE OF CALIFORNIA

WONG RESIDENCE

for:

1147 SOUTH SAN TOMAS AQUINO
CAMPBELL, CA. 95008

MASTER PLANTING PLAN
FRONT YARD COVERAGE

date: 2/19/19
scale: NOTED
drawn by: WJH
job no. 21911
sheet

of shts

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET$_o$)		45.3	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#1 low water	0.3	Drip	0.81	0.37	270	100	2809
#2 low water	0.3	Drip	0.81	0.37	866	331	9310
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			Totals	1165	431		12119
Special Landscape Areas							
	[redacted]		1		0	0	0
			1		0	0	0
			1		0	0	0
			1		0	0	0
			Totals	0	0		0
						ETWU Total	12119
						Maximum Allowed Water Allowance (MAWA)[e]	17996

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	431
Total Area	1165
Average ETAF	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	431
Total Area	1165
Average ETAF	0.37

[a] Hydrozone # / Planting Description e.g.
1.) Front lawn
2.) Low water use planting
3.) Medium water use planting

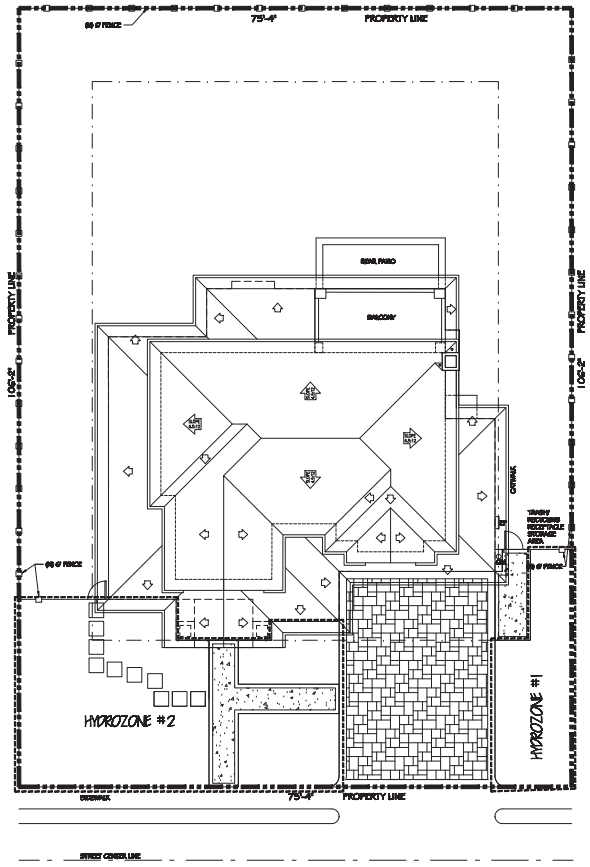
[b] Irrigation Method
1.) Overhead Spray
2.) Drip

[c] Irrigation Efficiency
1.) 0.75 for Overhead Spray
2.) 0.81 for Drip

[d] ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

[e] MAWA (Annual Gallons Allowed) =
(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total regular landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead



SITE PLAN

HYDROZONE PLAN

1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2255

6179 Oneida Drive
San Jose, California 95123

tel 408 691-9207
fax 408 226-6083
email wjheldsla@comcast.net

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Signature
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WONG RESIDENCE

for:

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